

F/YR15/0176/O

Applicant: Trade Recruitment Ltd

**Agent : Mr Keith Hutchinsons
Hutchinsons**

Land Rear Of, 36 High Street, March, Cambridgeshire

Erection of 7 x 2-storey 2-bed dwellings with bin and cycle stores (Outline application with matters committed in respect of access, appearance, layout and scale)

Reason for Committee: The application is before Planning Committee due to the views of the Town Council being in conflict with the officer's recommendation

1 EXECUTIVE SUMMARY

This application relates to a rectangular piece of land located behind No.36 High Street, March. It seeks outline planning permission for the erection of 7 dwellings on the site with all matters committed except for landscaping.

The principle of developing the site for housing in this location is considered acceptable in policy terms. The site previously had outline planning permission for a development of 8 dwelling units although this expired in May 2013.

The proposed layout and access arrangements for the site are considered to demonstrate an acceptable and sustainable form of development. Whilst there would be some amenity impacts as a result of the proposed scheme, having regard to the town centre location of the site, it is considered, on balance, that the proposal is acceptable.

Section 106 matters have been agreed in principle to secure affordable housing in line with Policy LP5 of the Local Plan. Subject to the Section 106 agreement and suitable planning conditions the development is considered acceptable.

2 SITE DESCRIPTION

- 2.1 The site is currently undeveloped and vacant and is located within the town centre of March. The site is located adjacent the March Conservation Area to the west and is located behind buildings fronting High Street, some of which are Listed Buildings (Nos. 34, 36 and 38 High Street). The adjoining uses include a pub/hotel (The Griffin) and residential properties (including Elwyn Court).

3 PROPOSAL

- 3.1 The proposal seeks outline planning permission with all matters committed except for landscaping for 7 x 2-storey dwellings on an area of land of 0.12 hectares.

The scheme proposes two blocks of terraced houses which will sit behind 36 High Street and will face out onto the car park associated with the Griffin Hotel.

- 3.2 The amended layout of the site involves two terraces, together with outbuildings for each unit which are to be used for bin and cycle storage. A multiple bin collection compound is contained in the north-western corner of the site and the existing gated access point will be retained to form a pedestrian access with electronic sliding gates.

Plans and associated documents can be viewed at the following link:
<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=NKQWNQHE01U00>

4 SITE PLANNING HISTORY

F/YR13/0694/O	Erection of 8no 2 bed 2 storey dwellings with bin and cycle stores	Refused 05/03/2014
F/YR13/3018/CO	Details reserved by condition 4 of planning permission F/YR11/0901/O (Erection of 1 x 2-storey dwelling with detached garage and 1 x 3-storey dwelling with attached garage)	Approved 25/04/2013
F/YR11/0901/O	Erection of 1 x 2-storey dwelling with detached garage and 1 x 3-storey dwelling with attached garage	Granted 15/02/2012
F/YR10/0155/O	Erection of 2 blocks of 4 terraced houses with associated bin and cycle stores	Granted 05/10/2010
F/YR07/0838/F	Erection of a 3-bed detached bungalow	Granted 12/10/2007
F/99/0308/LB	Erection of a 3-bed detached bungalow	Approved 13/10/1999
F/99/0307/F	Erection of a 3-bed detached bungalow	Approved 13/10/1999
F/98/0888/LB	Erection of a 3/4-bed detached chalet bungalow	Refused 03/10/1999
F/98/0887/F	Erection of a 3/4-bed detached chalet bungalow	Refused 03/10/1999
F/97/0018/LB	Formation of opening in 1.83 metre high brick wall and erection of wooden gates	Granted 11/03/1999

5 CONSULTATIONS

- 5.1 March Town Council:** Recommend refusal due to the lack of parking and unsatisfactory access/egress.
- 5.2 March Town Council (revised scheme):** Still recommend refusal.
- 5.3 FDC Conservation Officer:** The original submission would fail to preserve the setting of the listed building at 34 High Street. It would also fail to preserve or enhance the setting of the conservation area. While it is reasonable to consider that the principle of development on this site may be acceptable the submitted scheme is not acceptable by virtue of its density, layout and design.
- 5.4 FDC Conservation Officer (revised scheme):** On balance the revised proposal submitted is considered acceptable. All external materials (including samples) will need to be secured. The amended Planning & Heritage Statement now sufficiently identifies the heritage assets affected by the proposal and gives due regard to their interests and setting. In this respect the statement now complies with Paragraph 128 of the NPPF.
- 5.5 FDC Scientific Officer (Land Contamination):** Note and accept the submitted information and have no objections to the proposed development, as it is unlikely to have a detrimental effect on local air quality or the noise climate. From the information provided contaminated land is not considered an issue.
- 5.6 CCC –Archaeologist:** No objections or requirements for this development. This is because an archaeological investigation has been conducted within the proposed development area in response to an earlier planning application.
- 5.7 CCC Highways:** Given this is an application for development with zero parking FDC should consider the impact this will have on the availability of kerbside parking along the surrounding streets and the impact this development could potentially have on residential amenity. The adjacent access onto the High Street should be an emergency access only to prevent vehicular access associated with the development. If access isn't restricted car owners associated with the development will attempt to use the access for parking and access to their properties. This in turn could result in restrictions to the access width, nuisance caused to the existing users and abortive manoeuvres being carryout along an access that doesn't have any turning provision. Vehicles entering the access may either be dependent upon turning in third party land or have to reverse out onto to the High Street with little visibility of pedestrians resulting in an increased risk of vehicle and pedestrian conflict. Bollards would need to be installed that restricted access to the development to emergency vehicles only. Such a scheme is likely to see objection from people with existing vehicular access rights. It is expected that improvement to be made to lighting along the pedestrian access to improve pedestrian safety and security at night. Defer for amended plans.
- 5.8 CCC Highways (revised scheme):** FDC should consider the impact this zero parking development will have on residential amenity and the availability of kerbside parking in the area. It is noted the applicant has provided cycle parking for each of the units. If this applicant controls the vehicular accesses, then would like some control imposing over these accesses as per the previous consultation response, however if this falls outside of the applicants land control no highway objections.

- 5.9 Housing Strategy (FDC):** In accordance with Policy LP5, 1 affordable home should be provided on site plus a financial contribution of broadly equivalent value to the provision of 0.6 of a further affordable home (£30,895.20) which is payable to enable some housing need to be met elsewhere, subject to viability.
- 5.10 Housing Strategy (FDC) (revised scheme):** The overall number of dwellings has now reduced from 8 to 7 so that the provision of affordable homes has also slightly altered. Accordingly, the provision of one dwelling on site plus an affordable housing financial contribution equivalent to the value of 0.4 of one affordable home (£23,912) should be sought.
- 5.11 Police Architectural Liaison Officer:** Within the past two years there has been 12 crimes recorded as occurring within the postal area in which this site is situated. In respect of access it is noted the inclusion of the pair of electronically operated gates for resident and visitor access. No mention has been included within documentation submitted as to access control for remote release to permit visitors to enter the site. It is also noted that when the gates are in the fully opened position that the amount of path remaining for any persons with push chair or wheelchairs to manoeuvre around the gates is approximately 500mm before being required to encroach on the defensible space to the front of the dwellings. It is suggested that the only reasonable option to permit wheelchair access would be the inclusion of an electronically operated sliding gate. In terms of layout it is advised that there should be a communal gate between end units of the two blocks to restrict unauthorised access to the rear gardens.
- 5.12 Police Architectural Liaison Officer (revised scheme):** Having assessed the information provided by the applicant/applicant's agent the only concerns are that the rear garden of plots 1 & 7 are insecure. An access gate need installing level with the front elevation at the side of plot 1 and a 1.8 metre high fence needs installing level with the front elevation at the side of plot 7.
- 5.13 Arboricultural Officer (FDC):** It is noted that there will be 7 new lime trees planted along the southern boundary, can it be confirmed if these trees are to be managed as pollards or pleached or if they are going to be allowed to grow to their full potential as this would have implications for the adjacent property. Regarding the choice of lime trees, it is suggested using small-leaved lime as they do not suffer the same profusion of basal suckers as common lime.
- 5.14 Environment & Leisure (FDC):** It is intended to use a private contractor to provide the refuse collection service. This however is not satisfactory in that we have a statutory responsibility to provide the service and if at any time the contractor defaults or is withdrawn the circumstances fall onto FDC.
- 5.15** Following further discussions it has been agreed that the best option is for a Management Company to service the site, with a fall back of a Council collection from the access.
- 5.16 Middle Level Commissioners:** Will be commenting on the application, however no further comments received.
- 5.17 Local Residents/Interested Parties:** 4 objections received (some of whom have responded multiple times to the scheme (i.e. during re-consultation on the amended scheme)) which may be summarised as follows:

- The scheme does not provide any on-site parking provision and as a result does not accord with the Council's parking standards;
- Overdevelopment of the site – density is unacceptable;
- Nature of the development will have a detrimental effect on the setting of nearby Listed Buildings;
- The development will adversely affect the setting of the adjacent Conservation Area;
- The access to the site is sub-standard, unsafe, very narrow and poorly lit – there is no provision for a footpath or cycle path;
- The development would encroach on the root protection area of the trees south of 36 High Street,
- The refuse area is at the bottom of the adjoining garden and will cause odour, litter and vermin issues;
- Additional noise impact from properties;
- Cumulative impact from the proposal and that permitted at 38 High Street;
- Overlooking and loss of privacy;
- Extra use of drainage system could impact upon existing dwellings;
- Refuse collection problems if the site cannot be adequately privately serviced.

6 POLICY FRAMEWORK

6.1 National Planning Policy Framework (NPPF)

Paragraph 2: Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise

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 32: Development should only be refused on transport grounds where the residual cumulative transport impacts are severe.

Paragraph 47: Supply of housing.

Paragraph 49: Applications for planning permission for housing are determined in accordance with the presumption in favour of sustainable development.

Paragraph 64: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Paragraphs 100-104: Development and flood risk.

Paragraph 109: Minimising impacts on biodiversity.

Paragraph 123: Avoid noise from giving rise to significant adverse impacts.

Paragraph 128: Heritage assets/interests in a site.

Paragraphs 203-206: Planning conditions and obligations.

6.2 National Planning Policy Guidance (NPPG)

Flood Risk and Coastal Change

Flood Zone and Flood Risk Tables

Housing and economic land availability assessment

Conserving and enhancing the historic environment

Noise

Planning Obligations

6.3 Fenland Local Plan 2014

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

- LP4 - Housing
- LP5 – Meeting Housing Need
- LP9– March
- LP13 – Supporting and Mitigating the Impact of a Growing District
- 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
- LP17 – Community Safety
- LP18 – The Historic Environment
- LP19 – The Natural Environment

6.4 Delivering and Protecting High Quality Environments in Fenland SPD (July 2014)

7 KEY ISSUES

- **Principle of Development**
- **Character and appearance**
- **Access and Parking**
- **Landscaping**
- **Residential amenity**
- **Refuse collection**
- **Health and wellbeing**
- **Economic Growth**
- **Other considerations**

8 BACKGROUND

- 8.1 This application site was most recently the subject of a refused planning application in March 2014 (LPA reference: F/YR13/0694/O). That application, which was recommended for approval by Officers, was refused on grounds relating to overdevelopment of the site which would be to the detriment of the amenities of the surrounding area and that the proposal would result in an over-intensification in the use of the existing access by service vehicles, which would be to the detriment of the amenities of the surrounding area. Prior to this, though, the site benefitted from planning permission for residential use. Those permissions are however no longer extant.

9 ASSESSMENT

Principle of Development

- 9.1 Local Plan Policy LP3 defines March as a Primary Market Town where the majority of the district's new housing, employment growth, retail growth and wider service provision should take place. The application is therefore considered to be an appropriate site to deliver additional housing within the town (towards the 4,200 new homes target set out in Part A of Policy LP4). The principle of new housing development within this location is therefore acceptable.
- 9.2 Further criteria which need to be assessed in relation to the proposal are set out in the Local Plan. These are assessed below.

Character and appearance

- 9.3 Policy LP18 seeks to protect, conserve and provide opportunities to enhance the historic environment throughout Fenland. The site is located adjacent to the March Conservation Area and is located in close proximity to several Listed Buildings. The proposed development would be located at the rear of the Listed Buildings at 38, 36 and 34 High Street. All of these have later rear extensions. The closest Listed Building is 36 High Street, which is approximately 13.5 metres away from the new development.
- 9.4 The Council's Conservation Officer has reviewed the revised submission and on balance considers that the revised scheme is acceptable. The revised scheme reduces the number of dwellings on site from 8 to 7 which provides a little more space to each dwelling and creates space around the site; overall the development is less cramped. The scale, design and size of the dwellings have been reduced and are now considered to be compatible with the backland location of the site.
- 9.5 Whilst the appearance has been committed the Conservation Officer has requested details relating to bricks and roofing by samples, and product information relating to rainwater goods, external extraction, windows and doors; these can be secured by planning condition. It is envisaged that traditional facing brickwork and roof tiles will be utilised to reflect the characteristics of the surrounding buildings.
- 9.6 Overall and owing to the existing built form close to the site and the scale of the proposal (which has been reduced following the receipt of the amended plans) it is not considered that there will be a harmful impact on the setting of the Listed Buildings. For the same reasons the proposal would also not harm the character and appearance of the Conservation Area. Planning conditions can also secure further mitigation in terms of the use of landscaping (a reserved matter) and materials (as referred to above).
- 9.7 The comments from the Police Architectural Liaison Officer have identified the need for a gate to be situated to the side of plots 1 and 7 in order to provide a secure rear amenity area. This can be provided as part of the landscaping scheme (a reserved matter). Subject to this the proposal is considered to be in accordance with Policy LP17 of the Local Plan.

Access and Parking

- 9.8 Policy LP15 part (C) requires all development proposals to be located and designed so that they can maximise accessibility and help to increase the use of non-car modes. Furthermore development schemes should provide well designed car and cycle parking appropriate to the amount of development proposed, ensuring that all new development meets the parking standards as set out in Appendix A of the Local Plan.
- 9.9 The access point leads into the site from in-between the buildings at 34 and 36 High Street. This access is predominately utilised for the Griffin Hotel car park, although there is also another access serving the Griffin Hotel from Market Place.
- 9.10 It has been indicated that the access to the dwellings would be for pedestrians and cyclists only, and as such no car parking is provided. Given that the site is located within easy access of town centre facilities and public transport, it is considered that on-site parking is not, in this instance, required. Notwithstanding this position it is noted that the access is sub-standard in terms of width, visibility onto High Street and lack of pedestrian infrastructure, as such any increase in traffic would

not be encouraged or supported by officers in the interest of highway safety. It should be noted that the site has been granted planning permission previously without the provision of dedicated car parking.

- 9.11 The site is within walking distance of shops, education, employment, health facilities and public transport. Furthermore, there is a free public car park in close proximity of the site at City Road approximately 178 metres away which would cater for future occupants if necessary. Limited car parking is also available on the Market Square and on High Street.
- 9.12 In view of the above officers consider that approving the proposal without parking would help to promote sustainable living. It would also lessen the emphasis on private car use, which would help to reduce carbon emissions.
- 9.13 As referred to above, Appendix A to the Local Plan sets out that in special circumstances nil parking provision for new residential development may be appropriate. In this case the special circumstances are considered to be a combination of: the planning history of the site which has approved development with no car parking; the location of nearby services; and the close proximity of alternative and suitable car parking.
- 9.14 In accordance with national guidance contained in Manual for Streets 2, Local Authority's should promote cycle use and provide cycle storage where possible; this scheme includes such a facility. This adds some further justification to the proposed car parking arrangements.
- 9.15 The proposal is therefore considered to be in accordance with Policy LP15 of the Local Plan inasmuch as it does provide appropriate car and cycle parking arrangements. As noted above car parking requirements are considered to be appropriate having regard to Appendix A of the Local Plan.
- 9.16 Access to the site for construction of the proposal will require careful management and care. It is not considered to be an insurmountable matter for the site. However, within the interests of highway safety and residential amenity, it is considered necessary to require the details of this to be the subject of an appropriately worded construction management plan condition.

Landscaping

- 9.17 Whilst landscaping has been reserved for a subsequent approval the site does contain several existing trees, which have been the subject of a Tree Survey submitted as part of the application.
- 9.18 It has been indicated that all the existing trees on site will be retained and incorporated within the proposed development. The most notable tree on site is the Beech located on the north-western corner of the site. It is noted that part of the development proposed would be located within the Root Protection Area of this tree and therefore further details indicating the protection measures (ground protection) and construction methods are required. This can be resolved through the inclusion of a negative condition to request such detail.
- 9.19 The Council's Arboricultural Officer has queried the way in which the indicative planting scheme along the southern boundary will be managed; however given that this is a reserved matter these details are unknown at this stage.

Residential Amenity

- 9.20 There are residential properties located to the south and east of the site within Elwyn Court. No. 36 High Street has now been reverted back to its original use as a dwelling. Also to the south-west of the site (at 38 High Street) is a new development (which includes the change of use of the existing building and a new 3-storey building) which is currently under construction. This would see the development of 12 residential units.
- 9.21 The scheme has been amended in order to seek to improve the relationship from the proposal on existing residential properties with particular regard to the scale of the proposal and the presence of first-floor windows facing south towards 17 Elwyn Court.
- 9.22 The proposed terrace (Plots 1 – 4) located closest to the rear garden of 17 Elwyn Court would have three first-floor bedroom windows facing south together with two roof lights which serve bathrooms. It is considered that the proposed scheme has sought to minimise the scale of the proposal and therefore to reduce the impacts of the proposal in this regard. Whilst there would still be an element of overlooking this would be mitigated to some extent by virtue of the existing line of lime trees (currently around 3.5 metres tall). This relationship is considered, on balance, to be acceptable.
- 9.23 The proposed terrace (Plots 5 – 7) located closest to 19 Elwyn Court has no windows within the end gable. The first-floor bedrooms within the southern elevation of this block have been reduced in number (to 2 windows each serving bedrooms (one rooflight also serves a bathroom)) and additional tree planting is proposed to mitigate overlooking, however the area overlooked would be the front part of 17 Elwyn Court. This relationship is considered to be acceptable.
- 9.24 The proposed layout provides each dwelling unit with a sufficient sized rear garden area ranging from depths of 7 metres to 8.5 metres which includes a small storage building for bins and cycles.
- 9.25 It is acknowledged that the proposal would lead to some additional impact upon the occupiers of 36 High Street. The scale of the development would result in some harm to the amenity of this dwelling owing to the presence of a gable elevation which would face the site. However the resulting level of amenity is not considered to be sub-standard in this instance and in this location. The same conclusion was reached in relation to the development to the south of 36 High Street.
- 9.26 In light of the above and having regard to the town centre location, where buildings are typically located closer together, it is not considered, on balance, that the proposal would conflict with Policy LP16 of the Local Plan nor the guidance within the NPPF.

Refuse collection

- 9.27 Owing to the width of the access it is not possible for the Council's refuse team to service the site in a conventional manner. This was the position on the previous residential planning approvals for the site.
- 9.28 The agent has though stipulated that the site would be serviced by a private collection: a draft Unilateral Undertaking has been submitted which sets out this

requirement. The draft Undertaking suggests that the collection would be bi-weekly but this should be amended to a weekly collection which would be in-line with the Council's 'alternate weeks' collection policy. The draft Undertaking also needs to be amended to secure the implementation of the scheme and also the retention of it in perpetuity.

- 9.29 The suggested potential fall-back for refuse collection would utilise the access to the site. This would see bins being lined up along the access ahead of collection by the Council. This is not considered to be a suitable option as, firstly, the access is not owned by the applicant and so it is not clear whether the bins could be stationed along the access in any event, and, secondly, it may prevent the existing use of the access by vehicles associated with the nearby uses and this may cause concerns over highway safety.
- 9.30 The collection of refuse under a commercial arrangement is undertaken at the adjoining business premises and so is not uncommon in this location. By agreeing this within a Unilateral Undertaking this enables the scheme to be secured and enforced by the Council. Therefore, in this instance, there are no planning grounds on which to resist this proposal in relation to refuse collection as an appropriate provision will be provided.

Health and wellbeing

- 9.31 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. The scheme will deliver housing in a sustainable location with access to services, facilities and public transport links. A S106 agreement will be secured as part of the proposal to secure an affordable home is delivered on site plus a financial contribution towards housing to be met elsewhere in the District.

Economic Growth

- 9.32 The proposal will boost the supply of housing as sought by Government through the NPPF. The development would provide a degree of local employment during construction of a site which is considered sustainable.

Other Considerations

- 9.33 The previous application relating to the site was subject to an archaeological evaluation. On the basis of this evaluation the County Council advise that no further archaeological works are necessary.
- 9.34 The site lies within Flood Zone 1, defined by the NPPG as having a low probability of flooding. The site is located within a highly sustainable location and given the scale of development proposed it is not considered that a FRA is required in this instance.
- 9.35 It has been indicated that soakaways would be used to dispose of surface water drainage. The previous application for the same development had a condition imposed to request details of the surface water drainage. In order of consistency it is considered necessary to repeat this condition.
- 9.36 In accordance with Policy LP5 of the Local Plan this proposal would attract the provision of 1 affordable dwelling and a financial contribution of £28,144.20. This would be secured via a S106 agreement.

10 CONCLUSIONS

10.1 This proposal provides an efficient use of a vacant and unused area of land within the town centre of March. The principle of the proposal is fully supported by national and local policies and all of the detailed considerations have been assessed within this report. In each instance it is not considered that there is any conflict with planning policies or material considerations such that planning permission should be refused. As such approval is recommended subject to the conditions detailed below and a Section 106/Unilateral Undertaking.

11 RECOMMENDATION

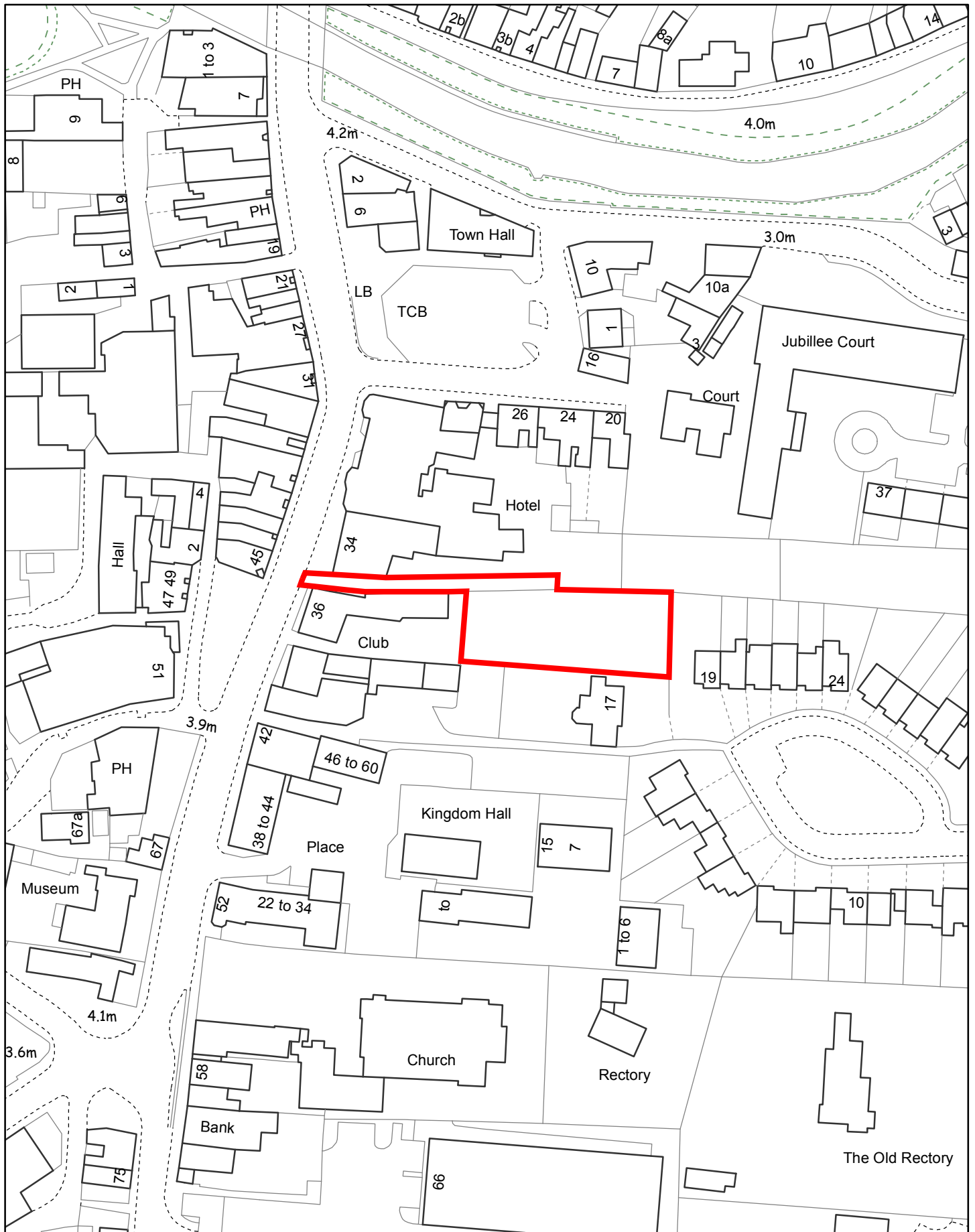
Grant subject to the following:

- i) Expiry of the notice served under certificate of ownership- certificate B and no new issues arising;
- ii) S106 agreement to secure affordable housing provision as set out above; and
- iii) Conditions as detailed below

1.	<p>Approval of the details of:</p> <p style="padding-left: 40px;">1. the landscaping</p> <p>(hereinafter called “the Reserved Matter” shall be obtained from the Local Planning Authority prior to the commencement of development).</p> <p>Reason – To enable the Local Planning Authority to control the details of the development hereby permitted.</p>
2.	<p>Application for approval of the Reserved Matter shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason – To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p>
3.	<p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the Reserved Matter.</p> <p>Reason – To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
4.	<p>Prior to commencement of the development hereby approved details of the proposed bricks and roof tiles for the development shall be submitted to and approved in writing by the Local Planning Authority. A sample of all external materials shall also be required to be approved. The development shall then be carried out in accordance with the approved details and thereafter retained and maintained.</p> <p>Reason - In order to safeguard the character and appearance of the area and in accordance with Policies LP16 and LP18 of the Fenland Local Plan 2014.</p>
5.	<p>Notwithstanding the approved plans, prior to commencement of the</p>

	<p>development hereby approved, precise details (including product information) and sections of all new external fenestration and doors, rainwater goods, and external extraction shall be required to be submitted and agreed in writing with the Local Planning Authority. The development shall then be carried out in accordance with the approved details and thereafter retained and maintained.</p> <p>Reason - In order to safeguard the character and appearance of the area and in accordance with Policies LP16 and LP18 of the Fenland Local Plan 2014.</p>
6.	<p>All trees that are to be retained shall be protected during the course of construction in accordance with British Standard 5837:2005. Moreover measures for protection in accordance with that standard shall be implemented prior to the storage of materials or commencement of work on the site and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development.</p> <p>Reason - To ensure that retained trees are adequately protected and in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
7.	<p>Prior to the commencement of the development hereby approved a written Method Statement detailing protection methods (ground protection) and construction methods which should be of a 'no-dig' technique where the development comes within the Root Protection Area shall be submitted to and approved in writing with the Local Planning Authority.</p> <p>Reason - To ensure that retained trees are adequately protected and in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
8.	<p>Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding and in accordance with Policy LP14 of the Fenland Local Plan 2014.</p>
9.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking or re-enacting that Order with or without modification), no additional first-floor windows other than those shown on the plans hereby approved shall be placed in the southern elevations of the development hereby approved.</p> <p>Reason - To protect the amenities of the adjoining properties in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
10.	<p>No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</p> <ul style="list-style-type: none"> i. the parking of vehicles of site operatives and visitors ii. loading and unloading of plant and materials

	<p>iii. storage of plant and materials used in constructing the development</p> <p>iv. measures to control the emission of dust and dirt during construction</p> <p>Reason - In order to avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
11.	Approved plans.



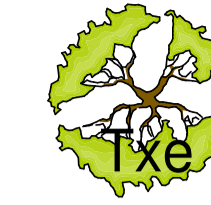
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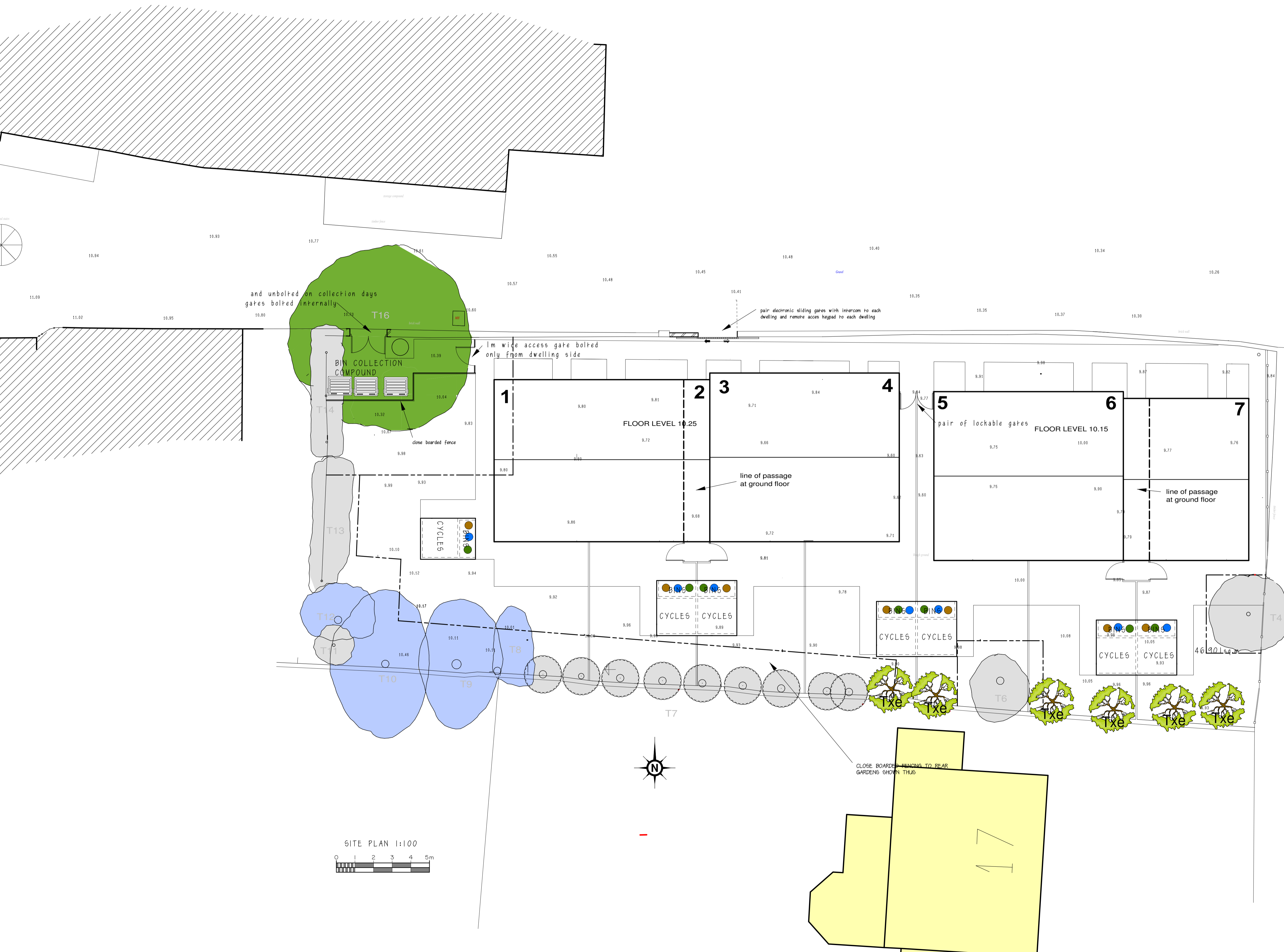
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Scale = 1:1,250





© No. Tilia x europaea (Common Lime) to be planted as indicated. Each tree to be approximately 3.1 to 3.6m high when planted, classed as medium size.



THE PRINCIPAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. ALL SETTING OUT DIMENSIONS SHOULD BE CHECKED AGAINST THE CORRESPONDING FLOOR PLAN

The drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it is issued, without prior written permission from K.L. Elener. Do not scale from this drawing.

Trial hole data is not conclusive of soil conditions over the whole area of the site but representative only of the conditions at the location. Sub-strata and man made conditions may be exposed upon commencement of works which may reveal conditions not anticipated thus requiring further design input. No liability for such occurrences are accepted by K.L. Elener.

Nothing on this drawing should be taken as contractual between any parties unless specifically referred to in a third party contract.

Rev.E	x	x
Rev.D	x	x
Rev.C	26.10.15	plan revised
Rev.B	10.7.15	REVISED SCHEME
Rev.A	23.10.13	bins and collection area revised

K.L. Elener
 Architectural Design
 OFFICE 4
 Regent Building
 6/8 Dartford Road
 March Cambs PE15 8AQ
 Tel: 01354 - 656854
 Email : Ken@elener52.freeserve.co.uk

Project
 RESIDENTIAL DEVELOPMENT
 EAST OF 36 HIGH STREET
 MARCH

Client
 TRADE RECRUITMENT LTD

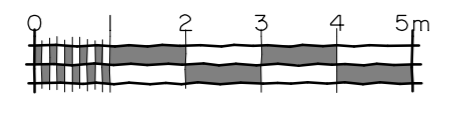
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 SITE PLAN

Ref
 T3167-10

Scale: 1:100 Date: SEPT 13



FRONT 1:100



THE PRINCIPAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. ALL SETTING OUT DIMENSIONS SHOULD BE CHECKED AGAINST THE CORRESPONDING FLOOR PLAN

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Do not scale from this drawing.
Nothing on this drawing should be taken as contractual between any parties unless specifically referred to in a third party contract.

Rev.E	x	x
Rev.D	x	x
Rev.C	x	x
Rev.B	x	x
Rev.A	x	x

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Project
 SEVEN COTTAGES
 EAST OF 36 HIGH STREET
 MARCH

Client
 TRADE RECRUITMENT LTD

Title
 STREET SCENE - SKETCH

Ref
 P3165-18

Rev										
Sheet	A1									
Scale:	1:100, 50				Date: JULY 2015					