

F/YR16/0136/O

Applicant: Mrs S Medcalf

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

Land West Of Rowde House, Bar Drove, Friday Bridge, Cambridgeshire

**Erection of 3no dwellings and formation of additional land for existing dwelling
(Outline application with all matters reserved)**

Reason for Committee: The Parish Council's views are contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

This is an outline application for 3 dwellings at Land West of Rowde House, Bar Drove, Friday Bridge. The application reserves all other matters for later consideration – access, external appearance, siting, scale and landscaping – and as such is considering the principle of residential development in this location only at this stage.

The key considerations for this application are:

- Principle of development;
- Village Thresholds
- Layout
- Drainage
- Highway Safety

The site adjoins the main settlement of Friday Bridge and is located between 2 existing sites with recent approvals for residential development (one dwelling of which has been constructed). The application has been accompanied by an indicative site plan which serves to demonstrate that 3 dwellings can be accommodated on the site subject to design and siting. As such, it is considered that the proposal is acceptable in principle and is recommended for approval.

2 SITE DESCRIPTION

- 2.1 The site is located to the south of Bar Drove, and to the north of existing dwellings fronting onto The Stitch in Friday Bridge. The site currently comprises an area of grassed land situated to the rear of the existing gardens of the properties along The Stitch. There is an existing gated access from Bar Drove and an outbuilding adjacent to this access. The site is bounded by trees and hedging to the side and front boundaries of the site. To the east and west of the site are residential building plots, one of which has recently been constructed and others which are under construction. To the north of the site on the other side of Bar Drove is open agricultural land. The site is within Flood Zone 1.

3 PROPOSAL

- 3.1 This is an outline application for 3 dwellings with all matters reserved. As such, the scale, access, siting, external appearance and landscaping are all reserved for

consideration at a later date and this application seeks approval of the principle of residential development in this location.

- 3.2 The application has been accompanied by an indicative layout plan showing 3 detached dwellings fronting onto Bar Drove. The dwellings are relatively large and they will be accessed off a shared central driveway, which will lead to individual parking at turning areas to the front of each dwelling. Furthermore, each dwelling is shown to have a rear area of private garden land, as well as an additional area of garden land for the existing dwelling at number 85, The Stitch, which is located to the south of the site. The indicative layout sees the dwellings positioned in line with the previous approvals to the east and west of the site. The application also involves the demolition of the existing outbuilding on site.

Full plans and associated documents for this application are available at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=O35I09HE01U00>

4 SITE PLANNING HISTORY

| | | | |
|-------------|--|---------|------------|
| F/1378/89/F | Conversion and change of use of former stables to carpentry workshop Rear Of 85 The Stitch Fronting Bar Drove Elm Cambridgeshire | Granted | 16/02/1990 |
| F/0691/89/O | Erection of 4 light industrial units/nursery workshops with improved vehicular access and provision of parking areas. Rear Of 85 The Stitch With Access From Bar Drove Elm Wisb | Refused | 06/09/1989 |
| F/0124/80/F | Erection of an agricultural implement store Bar Drove Fridaybridge | | 25/03/1980 |
| F/0361/79/O | Erection of an agricultural implement store barn and stables Bar Drove Fridaybridge | | 28/06/1979 |

5 CONSULTATIONS

5.1 Parish Council

Object due to inadequate access road and inadequate facilities for drainage.

5.2 FDC Environmental Health

No objections in terms of local air quality or the noise climate. As the development involves the demolition of an outbuilding the unsuspected contamination condition is required.

5.3 Middle Level Commissioners

No response received.

5.4 CCC Highways

Require conditions relating to off-site highway improvement works in accordance with the submitted plan and details of the layout of the site in terms of roads, footways, means of access, visibility and parking and turning areas.

5.5 Lead Local Flood Authority (LLFA)

The information supplied is sufficient for an outline application and no major issues are identified.

5.6 Local Residents/Interested Parties

Representations

1 letter received from a neighbouring resident concerning the following (in summary):

- Fully supportive of further development along Bar Drove but have concerns over drainage;
- The original drain to the west remains blocked and the previous improvements catered for the 3 original properties upstream only;
- A solution for additional capacity through further improvements may be achievable;
- Bar Drove is narrow and an additional 2 properties rather than 3 may be more appropriate;
- Request that the existing conifer hedge between Rowde House and the development is retained.

6 POLICY FRAMEWORK

6.1 National Planning Policy Framework (NPPF)

Paragraph 14: A presumption in favour of sustainable development;

Paragraph 17: Core planning principles;

Section 6: Delivering a wide choice of high quality homes;

Section 7: Requiring good design;

6.2 National Planning Policy Guidance (NPPG)

Design

Health and Wellbeing

Rural Housing

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;

LP12: Rural areas development policy;

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;

LP19: The Natural Environment.

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

DM2: Natural features and landscaping schemes;

DM3: Making a positive contribution to local distinctiveness and character of the area;

DM4: Waste and recycling facilities;

7 KEY ISSUES

- **Principle of Development**
- **Village Thresholds**
- **Layout**
- **Drainage**
- **Health and wellbeing**

- **Economic Growth**
- **Other Matters**

8 ASSESSMENT

Principle of Development

- 8.1 Policy LP3 of the Fenland Local Plan identifies Friday Bridge as a 'Limited Growth Village' where a small amount of development will be encouraged and permitted.
- 8.2 Policy LP12 is also relevant as it relates to development in rural areas. Policy LP12 states that new development in rural areas will be supported where the site is within or adjacent to the existing developed footprint of the village. The site adjoins the main built up settlement of Friday Bridge, to the south, and is also an infill plot between 2 sites which have recently had permission granted for residential development. Policy LP12 also requires development to not have an adverse impact on the character and appearance of the surrounding countryside, be of a scale and 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 is considered to be in keeping with the existing form and character which has seen recent development fronting Bar Drove. It is considered that Bar Drove represents the boundary for development and that the countryside is clearly defined to the northern side of Bar Drove. Furthermore, the site is within existing residential sites and as such will not extend the linear features of the settlement.
- 8.3 The proposal is therefore considered to comply with Policy LP12 and Policy LP3 and is therefore acceptable in principle.

Village Thresholds

- 8.4 Policy LP12 Part A also provides that if proposals within or on the edge of a village, in combination with other development built since April 2011 and committed to be built, increase the number of dwellings in a limited growth village by 10% then the proposal should have demonstrable evidence of clear local community support for the scheme and if, despite a thorough pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the relevant Parish Council. Friday Bridge is currently under threshold, with the capacity for 58 dwellings before the threshold is breached. As of 29th March 2016 the number of dwellings built or committed was 21 therefore there is scope for a number of additional dwellings before the threshold is breached. As such, there is no requirement for a community consultation exercise in this instance.

Layout

- 8.5 As the application is outline with all matters reserved the submitted layout plan is indicative only. However, it serves to show that 3 dwellings can be accommodated on the site. The proposed access point replicates that for the previously approved dwellings to the east and each dwelling can achieve ample parking and turning and amenity space. The dwellings appear to be acceptable in terms of their footprint and accords with the nearby dwellings approved to the east and west. From the indicative layout it would appear that there is approximately 3m distance between the side elevation of Plot 1 and the dwelling approved on the adjacent plot to the west. As such, this may require re-siting or careful design on this side elevation to avoid any potential overlooking or overbearing effects on this property.

- 8.6 It is considered, from the indicative plan submitted the site can accommodate the proposed level of development, whilst achieving satisfactory amenity and parking space and as such complies with LP12 and LP16 in this regard. The design, scale, layout, access and landscaping will be formally considered at Reserved Matters stage.

Drainage

- 8.7 It is noted that concern has been raised in relation to the drainage capacity of the area and the additional pressure that will arise from further development. The Agent has clarified that a drainage method has been agreed in principle with Middle Level Commissioners with a view to formally applying to Middle Level once the application is determined. The Agent is happy for a condition to be applied in relation to foul and surface water drainage. Furthermore, the LLFA have considered the submitted details and raise no objections to the details submitted to date. As such the proposal is considered to be acceptable in drainage terms and could be conditioned appropriately. The proposal is therefore considered to accord with Policy LP14 of the Local Plan.

Health and wellbeing

- 8.8 In accordance with Policy LP2 of the Local Plan, development proposals should positively contribute to creating a healthy, safe and equitable living environment. It is considered that this development will provide high quality homes that, subject to the final design, siting and scale, will not adversely impact on the amenities of the area and local community and as such the proposal complies with LP2.

Economic Growth

- 8.9 This development will provide additional housing stock for Fenland and with therefore contribute to the local economy in accordance with Policy LP6 of the Local Plan.

Other Matters

Highway Safety

- 8.10 It is noted that one of the points of concern raised by a local resident relates to the current width of Bar Drove. It is acknowledged that Bar Drove is narrow in width however the Local Highway Authority have assessed the proposal and considered it can be made acceptable in highway safety terms through the imposition of conditions relating to a passing bay along Bar Drove, and visibility splays, parking and turning and access arrangements. The proposal is therefore considered to be acceptable in highway safety terms and accords with Policy LP15 of the Local Plan.

9 CONCLUSIONS

- 9.1 The proposed development of this site for 3 residential dwellings is considered to be acceptable in principle and complies with the relevant local and national planning policies. The specific details relating to the design, siting, landscaping, scale and access will be fully considered at the Reserved Matters stage however it is considered that the indicative site plan shows that 3 dwellings can be accommodated on the site. As such the proposal is considered acceptable and is recommended for approval.

10 RECOMMENDATION

Grant.

Conditions:

- 1. Approval of the details of:
(i) The layout of the site;
(ii) The scale of the buildings
(iii) The external appearance of the buildings;
(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 in accordance with Policies LP2, LP12, LP15, LP16 and LP19 of the Fenland Local Plan, 2014.

- 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. If, during development, contamination not previously identified is found to be present at the site then no further development, unless otherwise agreed in writing with the LPA, shall be carried out until the developer has submitted, and obtained written approval from the LPA, a Method Statement detailing how this unsuspected contamination shall be dealt with.**

Reason – To ensure that the development complies with approved details in the interests of the protection of human health and the environment in accordance with Policy LP16 of the Fenland Local Plan, 2014.

- 5. Prior to the first occupation of the development the off-site highway improvement works comprising of a passing bay as shown on plan 5423/01 shall be laid out and constructed in accordance with Cambridgeshire County Council Estate Road Specification and completed to the written satisfaction of the LPA.**

Reason - In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.

- 6. As part of the Reserved Matters submission full details (in the form of scaled plans and/or written specifications) shall be submitted to and**

approved in writing by the Local Planning Authority to illustrate the following:

- Visibility splays
- Parking provision
- Turning Area(s)

Reason - In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.

7. No development shall commence until a detailed plan showing the levels of the existing site and the precise floor slab levels of the new dwelling, relative to the existing development on the boundary of the site, is submitted to and subsequently approved in writing by the Local Planning Authority

Reason: To ensure satisfactory development in order to protect the amenities of adjacent properties in accordance with Policy LP2 and LP16 of the Fenland Local Plan (Adopted May 2014).

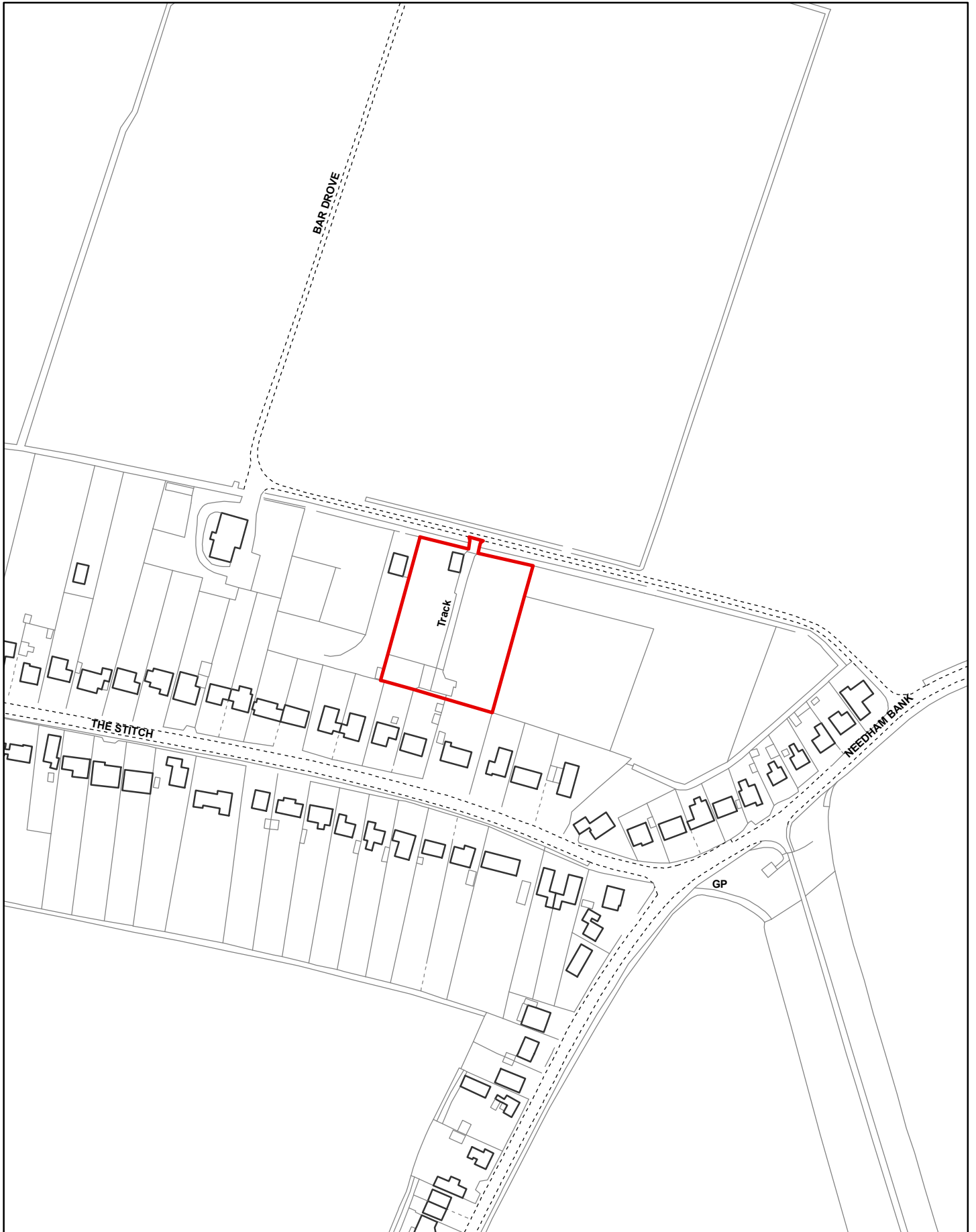
8. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding 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 in accordance with Policy LP16 of the Fenland Local Plan 2014.

9. As part of the Reserved Matters submission a scheme and timetable for the provision and implementation of foul and surface water drainage shall be submitted and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specifications at such time as may be specified in the approved scheme and thereafter retained in perpetuity.

Reason: To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding in accordance with Policy LP16 of the Fenland Local Plan, 2014.

10. Approved Plans



Created on: 01/03/2016

© Crown Copyright and database
rights 2016 Ordnance Survey 10023778

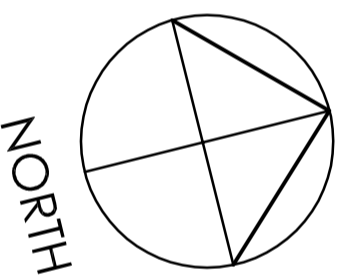
F/YR16/0136/O

Scale = 1:2,500





Location Plan 1:1250



Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

PROJECT

3 Building Plots
Land West of 'Rowde House'
Bar Drove
Friday Bridge
Cambridgeshire

CLIENT

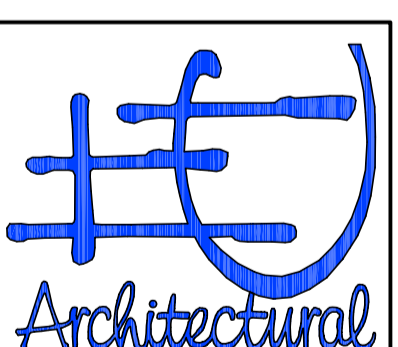
Mr & Mrs Medcalf

DRAWING TITLE

Location Plan

DATE Jan 2016 SCALE AS SHOWN JOB No. 5423/02

DO NOT SCALE FROM THIS DRAWING
COPYRIGHT: THIS DRAWING MUST NOT BE ISSUED, LOANED OR COPIED
WITHOUT THE CONSENT OF PETER HUMPHREY ASSOCIATES



Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING

TELEPHONE 01945 466 966
FAX 01945 466 433
E-MAIL: info@peterhumphrey.co.uk

30 OLD MARKET WISBECH CAMBS PE13 1NB

Fenland District Council

Building Design Awards
Building Excellence in Fenland
Category Winner 2008