

**F/YR16/0534/F**

**Applicant: A C Bennett Construction Ltd      Agent : Mr J Gower  
Studio 11 Architecture**

**Land North East Of 2, The Bank, Parson Drove, Cambridgeshire**

**Erection of 4 x single storey, 3-bed dwellings with integral single garages,  
involving demolition of 3 The Bank**

**Reason for Committee: The Parish Council's views are at variance with Officer  
recommendation.**

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## **1 EXECUTIVE SUMMARY**

This is a full application for the erection of 4 x single storey 3-bed bungalows and demolition of 3 The Bank at land north east of 2, The Bank in Parson Drove. The site adjoins the Conservation Area. The site has an extant outline planning permission for 4 dwellings which was approved in 2014. Access to the proposed dwellings is to be via The Bank between nos. 2 and 4 and the demolition of No. 3 has already taken place to allow access.

The key issues for consideration are:

- Principle of development;
- Village Thresholds
- Layout and Design
- Highway Safety and Access
- Impact on the Conservation Area

The proposal has been considered against the relevant local and national planning policies and is considered to be in accordance with these in terms of the principle of development, layout and design and the impact on the Conservation Area. In terms of highway safety the access is as previously approved and the relevant visibility splays can be conditioned and achieved. Parson Drove is currently under threshold for new dwellings and as this site had consent for 4 dwellings in 2014 these will have already been included in the village thresholds calculations. The proposal is therefore considered to be acceptable and is recommended for approval.

## **2 SITE DESCRIPTION**

- 2.1 The application site is located to the east of the existing properties on The Bank and to the north of Main Road and adjoins the Conservation Area. It currently comprises a strip of vacant land which is accessed via The Bank. An existing building at the access has already been demolished. The area is characterised by residential development along The Bank. There are a mix of single and 2-storey

properties present, however the properties either side of the proposed access are bungalows. To the south east is a primary school and to the east is the school field. Open land is located to the north. The site is located within Flood Zone 1.

### **3 PROPOSAL**

- 3.1 This is a full application for the erection of 4 single-storey dwellings involving the demolition of 3, The Bank, which has already been carried out. The demolition of No. 3 The Bank is to allow for access into the site which is proposed to run between Nos. 2 and 4, The Bank. The proposed layout of the site will see the dwellings sited in a linear fashion along the access road and they will be located parallel to the existing dwellings on The Bank. A turning head will be provided between Plots 3 and 4. Each dwelling will have private rear amenity space, and a driveway to the front.
- 3.2 In terms of the design and scale of the dwellings, they are to have a proposed footprint of approximately 12m x 14.4m at their largest point. The dwellings are all proposed to be single-storey with a maximum ridge height of 5.5m approximately and an eaves height of approximately 2.2m. The bungalows will have 2 windows, a front door and garage door to the front elevation and will be constructed of All About Bricks Buff Handmade Bricks, Sandtoft Calderdale Slate Grey roof tiles and white UPVC window frames. Plots 3 and 4 are handed versions of Plots 1 and 2 in design terms. Each dwelling will provide an open plan lounge and kitchen/diner, utility room, 3 bedrooms (one with an en-suite) and a bathroom as well as an integral single garage.
- 3.3 Full plans and associated documents can be viewed at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=O92EBHHE08000>

## 4 SITE PLANNING HISTORY

F/YR15/3048/CO	chDetails reserved by conditions 4 and 12 of Planning Permission F/YR14/0697/O (Erection of 4 x dwellings (max) involving demolition of 3 The Bank) Land North East Of 2 The Bank Parson Drove Cambridgeshire	Approved	25/09/2015
F/YR14/0697/O	Erection of 4 x dwellings (max) involving demolition of 3 The Bank Land North East Of 2 The Bank Parson Drove Cambridgeshire	Granted	27/10/2014
F/YR14/0427/O	Erection of 4no dwellings (max) involving demolition of 3 The Bank Land North East Of 2 The Bank Parson Drove Cambridgeshire	Withdrawn	11/07/2014
F/YR10/0439/F	Change of use from retail (A1) to hot food take-away (A5) 3 The Bank Parson Drove Cambridgeshire PE13 4JD	Refused	14/02/2011
F/YR08/0548/F	Change of use from A1 to A5 (Hot Food Takeaway) 3 The Bank Parson Drove Cambridgeshire PE13 4JD	Refused	26/09/2008
F/YR06/1375/F	Erection of a 1-bed detached house involving demolition of existing building Hair Dressing Salon 3 The Bank Parson Drove Wisbech Camb	Refused	29/01/2007
F/YR03/0914/F	Change of use of Hairdressing Salon to Studio dwelling 3 The Bank Parson Drove Cambs	Refused	08/09/2003
F/0401/85/F	Extensions to bungalow 2 The Bank, Parson Drove, Wisbech, Cambs	Granted	21/06/1985

## 5 CONSULTATIONS

### 5.1 Parish Council:

Object to the application as the conditions requested on the previous permission were not included, the vehicular splays are inadequate and construction vehicles will have difficulty in accessing the site and will damage the village green.

### 5.2 CCC Archaeology:

No response received at the time of writing this report.

### 5.3 North Level IDB:

No comments to make with regards to the application.

### 5.4 FDC Tree Officer:

No response received at the time of writing this report.

### 5.5 FDC Environmental Health:

No objections in terms of local air quality or the noise climate. The unsuspected contamination condition is required.

### 5.6 CCC Highways:

Each plot should come forward with 2 spaces and garages should be 3m x 7m internally. Dimensions and visibility splays should be provided. Defer for additional information.

## **5.7 Local Residents/Interested Parties**

### **Objectors**

1 letter received from a neighbouring resident (The Bank) concerning (in summary):

- Concerned over the loss of the view from their property;
- Was of the understanding that the land in question was common land.

### **Representations**

1 letter received from a neighbouring resident (The Bank) concerning (in summary):

- Would like the high hedge at the rear of their property to remain;
- No. 3 The Bank has already been demolished to provide access.

## **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;

Section 12: Conserving and enhancing the historic environment.

### **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;

LP5: Meeting housing need;

LP12: Rural area development policy;

LP15: Facilitating the creation of a more sustainable transport network in Fenland;

LP16: Delivering and protecting high quality environments across the District;

LP18: The historic environment;

LP19: The natural environment.

## **7 KEY ISSUES**

- **Principle of Development**
- **Village Thresholds**
- **Layout and Design**
- **Highway Safety and Access**
- **Impact on the Conservation Area**

- **Health and wellbeing**
- **Economic Growth**

## **8 BACKGROUND**

- 8.1 This site has an extant outline planning permission for 4 dwellings approved under planning reference F/YR14/0697/O. This permission, although outline, committed details for the access, layout of the site and the scale of the buildings which correspond with what has been submitted for this current application.

## **9 ASSESSMENT**

### **Principle of Development**

- 9.1 Policy LP3 of the Fenland Local Plan identifies Parson Drove as a Limited Growth Village where a small amount of development will be encouraged to support their continued sustainability and which may be appropriate as a small village extension.
- 9.2 Furthermore, Policy LP12 identifies the criteria to be met for development in villages and states that sites should be in or adjacent to the main developed footprint of the settlement and should not extend existing linear features amongst other things. The site is considered to adjoin the main settlement of Parson Drove.
- 9.3 In addition the site has the benefit of an extant outline planning permission for 4 dwellings which establishes the principle of residential development on this site. The proposal therefore complies with LP3 and LP12 in terms of the principle of development in this instance.

### **Village Thresholds**

- 9.4 In terms of the village thresholds, as of 9<sup>th</sup> August 2016 Parson Drove is under threshold with 20 out of 33 dwellings having been built or committed since 2011. Furthermore, as this site has already had permission for 4 dwellings these will have already been included in the village threshold figures and as such this development does not result in an increase in dwellings for Parson Drove. As such the proposal does not require a community consultation exercise and complies with this part of LP12 Part A.

### **Layout and Design**

- 9.5 The layout of the site remains in accordance with the extant outline planning permission which committed the details in relation to the layout of the site. The proposed layout, along the access roadway, the single storey scale and the existing and proposed boundary treatments are such that overshadowing and overlooking of neighbouring properties are not considered to be an issue and the layout of the dwellings therefore complies with Policies LP12 and LP16. It is noted that one of the neighbour comments relates to the retention of the hedge to the rear of their property and this is shown on the plans as to be retained. A condition to secure this can be applied.
- 9.6 In design terms the area has a mix of dwelling styles and designs present. The dwellings themselves will be mainly screened from view by the existing dwellings situated along The Bank. The existing dwellings either side of the proposed

access are modest bungalows and as such the proposed dwellings will reflect the existing character of some of the nearby dwellings. As such, the design of the proposed dwellings is considered to be acceptable and accord with Policy LP16 of the Fenland Local Plan, 2014.

### **Highway Safety and Access**

- 9.7 The application site will be accessed from The Bank between existing properties, Nos. 2 and 4. No.3 The Bank has already been demolished to make way for the access and this demolition was previously given consent under the 2014 permission. The access and parking arrangements have been considered by the Local Highway Team who require further information in relation to the parking provision within the site. They have requested that the garages need to be 7m x 3m internally in order to provide the required parking space and the Agent has been contacted to revise the plans as required. Once the revised plans have been received the LHA will be reconsulted and conditions will be obtained.
- 9.8 The comments of the Parish Council are noted with regards the suitability of the access for construction vehicles and potential damage to the green. It is noted that the access arrangements remain as previously approved therefore a refusal on these grounds would be unable to be sustained. However a construction management plan condition can be applied to ensure that the green is protected from construction traffic. The access is as approved under the 2014 application in terms of its location and width. It is considered therefore that the highways comments can be satisfied in due course and the proposal will comply with LP15.

### **Impact on the Conservation Area**

- 9.9 Plot 1 will be sited to provide a focal point along the access when viewing the site from the Conservation Area. The layout and scale of the remaining plots are such that they will be barely visible from a public viewpoint. As such, the impact on the Conservation Area is considered to be negligible. The proposal is therefore considered to comply with Policy LP18 of the Fenland Local Plan, 2014.

### **Health and wellbeing**

- 9.10 Policy LP2 seeks to ensure that development proposals should positively contribute to creating a healthy, safe and equitable living environment by creating sufficient and the right mix of homes and in the right location, building homes which are easy to warm and are safe from flooding and avoiding adverse impacts, amongst other criteria. This development would provide homes which are easy to warm and are safe from flooding and will avoid adverse impacts on the amenities of existing residents, and as such it is considered that the proposal complies with LP2 in this regard.

### **Economic Growth**

- 9.11 This proposal will result in an additional 4 dwellings for Fenland's Housing Stock in the long term as well as providing local employment opportunities during the construction period. As such the proposal will contribute to the economic growth of Fenland and complies with Policy LP6 in this regard.

## **10 CONCLUSIONS**

- 10.1 The proposal has been assessed in accordance with the relevant local and national planning policies and has been found to accord with these in terms of the principle of development, village thresholds, impact on the Conservation Area, layout and design and access and, subject to the LHA being satisfied with the parking arrangements upon receipt of amended information, is recommended for approval.

## **11 RECOMMENDATION**

### **Grant:**

**With delegated powers given to the Head of Planning to agree the Highways amendments.**

### **Conditions:**

- 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. No works shall commence on site until such time as a Construction Management Plan shall be submitted to an approved in writing by the Local Planning Authority. The Construction Management Plan shall include (but not exclusively), the following:**

- Hours of on-site working;**
- Parking, turning and loading/unloading areas for all construction/contractors vehicles;**
- Site compounds/storage areas;**
- Wheel cleansing facilities capable of cleaning the underside of the chassis and wheels of all vehicles entering and leaving the site during the period of construction;**
- A noise management plan including a scheme for the monitoring of construction noise;**
- A scheme for the control of dust arising from building and site works;**
- Details of remedial measures to be taken if complaints arise during the construction period;**

**Thereafter the details shall be implemented in accordance with the approved plan.**

**Reason - In the interests of highway safety and residential amenity in accordance with PolicyLP15 and LP16 of the Fenland Local Plan 2014.**

- 3. 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.**

- 4. No development shall commence on site until such time as details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.**

**Reason - In the interests of visual amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.**

- 5. 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.**

- 6. Prior to the commencement of use hereby approved the permanent space shown on the plans hereby approved to be reserved on 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;****

**shall be levelled, surfaced and drained and thereafter retained for no other purpose in perpetuity.**

**Reason - In the interests of satisfactory development and highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.**

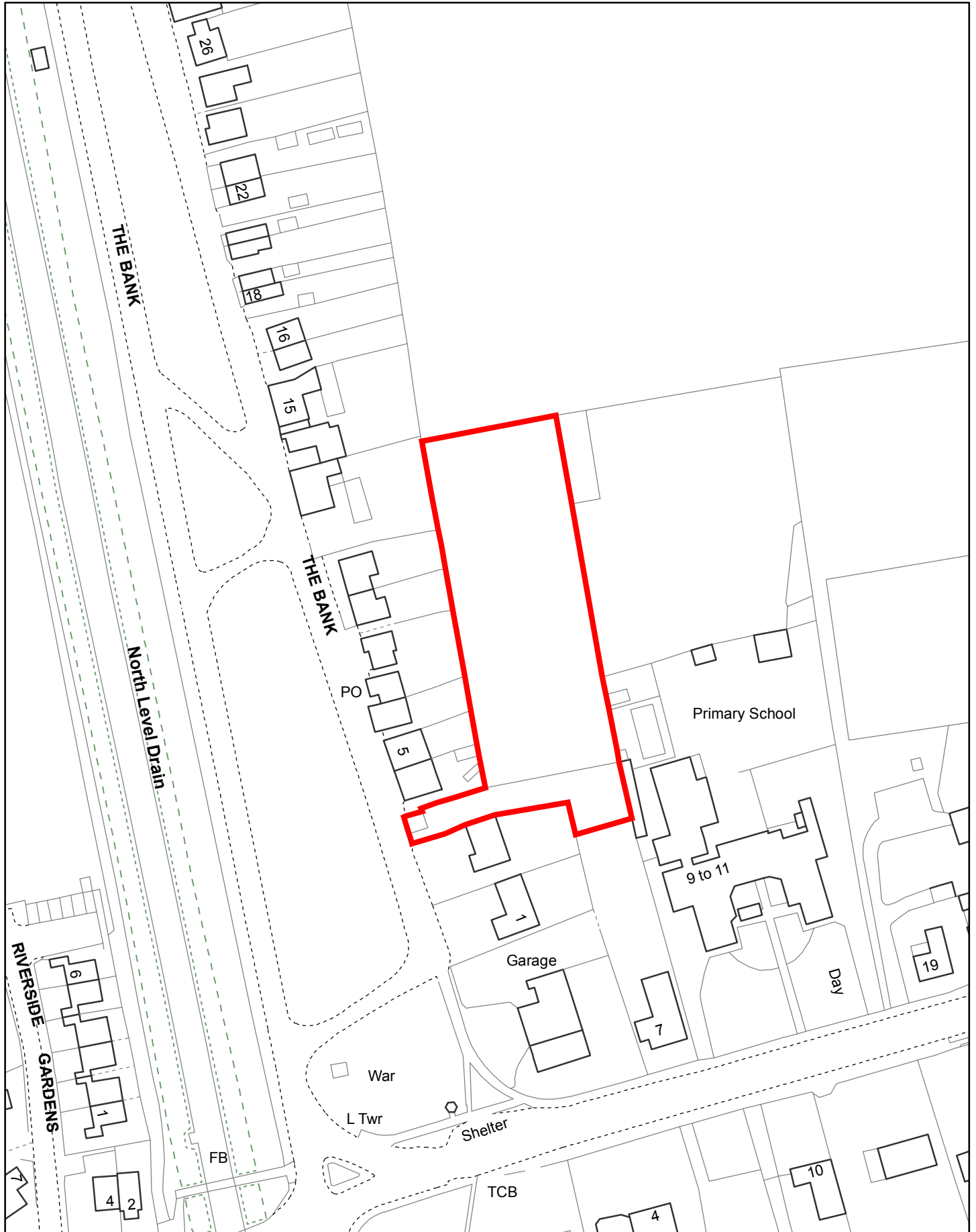
- 7. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved 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 LP18 of the Fenland Local Plan 2014.**

- 8. Any conditions required by CCC Highways.**
- 9. Approved Plans.**



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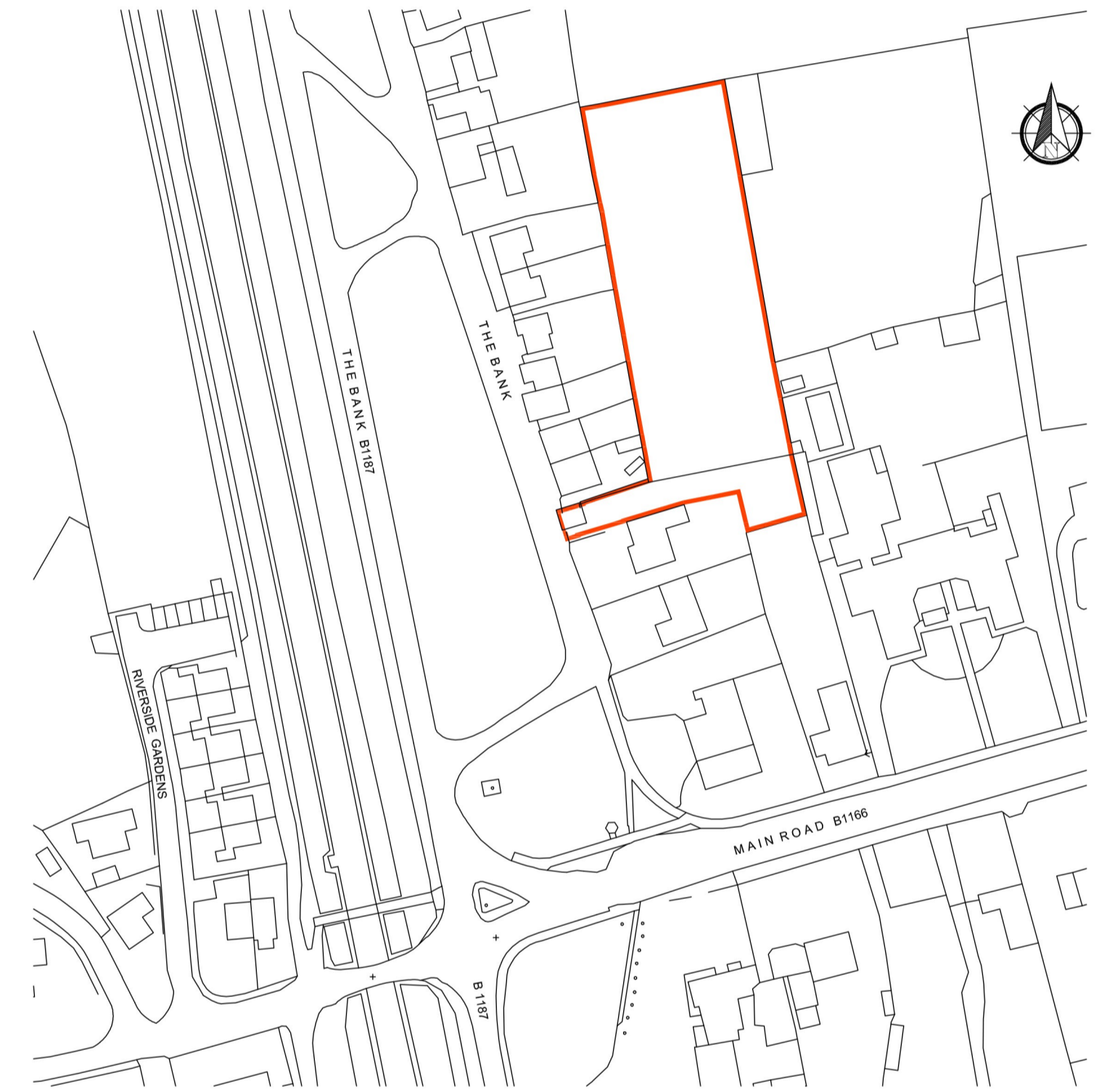
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Site Plan 1:500



Location Plan 1:1250