

F/YR17/0033/F

Applicant: Mr A Cobb

**Agent : Mr Gareth Edwards
Swann Edwards Architecture Ltd.**

Plots 1 - 4 Land West of 450, March Road, Turves

Erection of 4 x 2-storey 4-bed dwellings with integral garages, involving the formation of a new vehicular access.

Reason for Committee: The previous application was presented to Planning Committee.

1 EXECUTIVE SUMMARY

This is a full application for 4 x 2-storey dwellings with integral garages and a new vehicular access. The proposal is a resubmission of a previously refused application for 7 dwellings (4 frontage plots and 3 plots to the rear of the site – ref: F/YR16/0115/F). This application is accompanied by another full application for 2 plots to the rear of these proposed dwellings (F/YR17/0032/F).

The key issues for consideration are:

- The principle of development;
- Access and highway safety;
- Layout and Design;
- Impacts on the residential amenity and character of the area;
- Flood Risk
- Section 106 requirements.

The application has been considered against the relevant local and national planning policies and is considered to comply with these. As such the proposal is recommended for approval. Should the concurrent application (F/YR17/0032/F) be approved by Members there will be the requirement for an affordable housing contribution across the site due to the cumulative nature of the 2 developments as per the requirements of Policy LP5 Part B.

2 SITE DESCRIPTION

- 2.1 The site is located to the south of March Road in Turves, and currently comprises the northern half of an agricultural field. The remaining southern part of the field is subject to a separate application for 2 large detached dwellings, which is running concurrently with this proposal (F/YR17/0032/F). The site comprises agricultural land. To the east and west of the site are existing residential developments, with School Close to the east forming a small estate, and properties fronting onto March Road to the west. To the north of the site, across March Road, is further agricultural land and the railway, and to the south is further agricultural land. The site is located within Flood Zone 3.

3 PROPOSAL

- 3.1 This is a full application for 4 detached dwellings. These dwellings, when viewed in conjunction with the concurrent application for 2 additional dwellings, would total a small residential estate of 6 detached dwellings.
- 3.2 The proposed dwellings which form this application are Plots 1 – 4 and will be accessed via a shared access point located centrally along the site frontage. This will lead to a shared driveway running to the front of the dwellings, with individual parking areas to the front of each dwelling. Each dwelling will have private rear gardens which will be enclosed by 1.8m timber fencing.
- 3.3 Plots 1 and 4 will comprise of a main dwelling with a footprint of approximately 8.2m x 11.6m. A double garage will be sited forward of the main dwelling and will be attached to the dwelling via an enclosed link, which will provide a utility, WC and corridor at ground floor level and a library at first floor level. The dwellings on Plots 1 and 4 will have a maximum ridge height of 9m with an eaves height of 5.2m, and the garage will have a ridge height of approximately 7.4m. Within the dwellings on Plots 1 and 4 the ground floor will provide a kitchen/dining room, family room, living room, study and double garage and at first floor 3 bedrooms, a bathroom, dressing room and en-suite, with a 4th bedroom with en-suite and dressing room located above the garage.
- 3.4 In design terms Plots 1 and 4 are of a relatively traditional estate style dwelling design. A round feature window has been proposed on the front garage elevation at first floor to serve Bedroom 4. Above the garage are proposed 2 dormer windows, with a smaller dormer to serve the library within the first floor link element. To the rear are 2 Juliet balconies to serve the 2 rear facing bedrooms. Plot 1 is to be a handed version of Plot 4.
- 3.5 Plots 2 and 3 are to be sited in between Plots 1 and 4 and will have a variation in design from the 2 end plots. They will each have a main dwelling footprint of 8m x 12m with an attached front projection forming a garage with bedroom above which will have a footprint of approximately 3m x 3.3m. Plots 2 and 3 will have a maximum ridge height of approximately 9m. The design will complement that of Plots 1 and 4 but with the omission of dormer windows. The rear elevation will provide a Juliet balcony and a small balcony to serve the rear bedrooms. At ground floor Plots 2 and 3 will provide a living room, study, kitchen/dining room, family room, utility and wc, with an attached double garage. At first floor the development propose 3 bedrooms, a bathroom, a dressing area and en-suite, with an additional bedroom, dressing room and en-suite above the garage. Plots 2 and 3 will be handed also.
- 3.6 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OHTH5ZHE06P00>

4 SITE PLANNING HISTORY

F/YR16/0115/F	Erection of 7no dwellings comprising of 4 x 2-storey 4-bed with integral garages, 2 x 3-storey 5-bed with detached garages (store over) and 1 x 2-storey 4-bed with 1-bed annexe and integral garage and formation of 2no vehicular accesses.	Refused July 2016	25 th
F/YR15/1114/F	Erection of 7 x dwellings comprising of 4 x 2-storey 4-bed with integral garages, 1 x 2-storey 5-bed with integral garage and 2 x 3-storey 5-bed with 2-storey detached garages (store over) and the formation of 2 x accesses.	Withdrawn September 2016.	2 nd
F/YR03/0501/O	Erection of 4 pairs of semi-detached houses	Refused June 2003.	25 th

5 CONSULTATIONS

5.1 Town Council:

No objections and therefore support the application.

5.2 CCC Highways:

No objections subject to conditions in relation to parking and turning, temporary facilities, visibility splays and access construction.

5.3 FDC Environmental Health:

No objections in terms of local air quality or the noise climate. Have some concerns over the package treatment plant due to issues on existing ones in the area. Requires further clarification on this matter.

5.4 Middle Level Commissioners:

No response received.

5.5 Environment Agency:

No objections. Recommend mitigation measures as detailed within the FRA.

5.6 FDC Housing Strategy:

The total number of dwellings to be counted for this application is 6 dwellings (if Plots 5 and 6 are approved). For this application therefore an affordable housing contribution equivalent to one dwelling and a further 0.2 of one dwelling in accordance with the Local Plan policy is required.

5.7 Local Residents/Interested Parties Objections

1 letters of objection (from School Close) concerning (in summary):

- Loss of privacy;
- Increased noise and pollution from vehicles;
- Reduction of light;
- Impact on outlook from existing properties.

Support

8 letters of support received (from March Road) concerning (in summary):

- Know the site well and wish to offer full support to the development.

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 10: Meeting the challenge of climate change, flooding and coastal change.

6.2 National Planning Policy Guidance (NPPG)

Design

Health and Wellbeing;

Flood Risk and Coastal Change

6.3 Fenland Local Plan 2014

LP1: A presumption in favour of sustainable development;

LP2: Facilitating health and well-being 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.

6.4 Cambridgeshire Flood and Water Supplementary Planning Document (December 2016)

Section 4: Managing flood risk to developments.

7 KEY ISSUES

- **Principle of Development**
- **Village Thresholds and Community Consultation**
- **Layout, Design and Form and Character of the Surrounding Area**
- **Highway Safety and Access**
- **Flood Risk**
- **Section 106 Requirements**
- **Health and wellbeing**
- **Economic Growth**
- **Other Matters**

8 BACKGROUND

8.1 This site been the subject of a previous application for 7 dwellings which was refused under planning reference F/YR16/0115/F. This previous application was refused on the grounds of encroachment into the open countryside, failure to meet the Sequential Test and adverse impacts on the amenities of existing and future residents and the character of the street scene.

8.2 This current application is for the 4 frontage plots only and has provided additional information to demonstrate how they will fit into the street scene and how the previous refusal reasons have been overcome.

9 ASSESSMENT

Principle of Development

- 9.1 Policy LP3 identifies Turves as a Small Village where development will be considered on its merits but will normally be limited to residential infilling. Policy LP12 seeks to ensure that development in villages is either within or adjoins the main developed footprint of the village and does not result in ribbon development. This site is set within the main village of Turves and is located within existing residential developments. As such it is considered to be infill and therefore meets the requirements of Policies LP3 and LP12 as is acceptable in principle.

Village Thresholds and Community Consultation

- 9.2 Part A of Policy LP12 requires that for development in villages, if the level of new housing since April 2011 has exceeded the 10% threshold then an application will only be supported where there is demonstrable evidence of community support which has been obtained via a proportionate pre-application community consultation exercise. The most recent village threshold figures for Turves (dated 15th March 2017 show that of a potential 18 new homes allowed before the village threshold is breached, there have been 12 new dwellings. As such the village threshold for Turves has not yet been exceeded.

- 9.3 It is noted however that a community consultation has been carried out in this instance which demonstrates local support for the scheme. Letters were sent out to 55 properties in the immediate area and 44 responses were received, of which 1 was an objection, 1 was neutral and 42 were in support. Evidence of the responses has been provided.

Layout, Design and Form and Character of the Surrounding Area

- 9.4 The proposed development will introduce 4 new dwellings along March Road, all of which will front onto the main highway. This part of March Road is characterised predominantly by linear, road frontage dwellings, with pockets of in-depth development, and it is considered that this proposed development will respect the existing form and character. Furthermore, the application has been accompanied by a street scene plan which demonstrates that the scale and size of the dwellings are acceptable and will not have any adverse impacts on the visual amenities of the surrounding area.
- 9.5 In design terms, Turves is characterised by a variety of dwelling designs and materials. The proposed dwellings would therefore not appear incongruous in design terms, nor have an adverse impact on the surrounding area and therefore accords with the requirements of Policies LP12 and LP16 in this regard.
- 9.6 With regards to the layout of the site itself, each dwelling is proposed to have an area of private residential amenity land located to the rear of each dwelling, with additional front garden land also proposed. The level of amenity space proposed accords with Policy LP16 part (h) which requires sufficient private amenity space, equivalent to 1/3 of the plot. Each plot achieves this and is therefore considered to be acceptable in terms of amenity space. Each dwelling will also have their own driveways/parking areas with garages for additional parking. The level of parking proposed meets with the FDC parking standards contained within the Local Plan (Appendix A).
- 9.7 The dwellings will be served by a communal bin collection point which will be located alongside the shared access on collection days. The distances from each

Plot to the bin collection point falls within the 30m maximum distance for residents to pull/carry their waste, as detailed within the RECAP Waste Management Guidance and therefore the proposal is considered to be acceptable in this regard.

- 9.8 The dwellings have been sited so as not to result in any overlooking between the proposed properties themselves within the site and also between the proposed dwellings and the existing dwellings adjoining the site. The proposal has been amended since the previous refusal for 7 dwellings which saw some of the proposed frontage plots being overshadowed by the larger properties to the rear and therefore the proposed development is considered to be acceptable in terms of impacts on the amenities of existing neighbouring residents and future occupiers of the proposed dwellings. As such the proposal complies with Policy LP16 part (e).
- 9.9 Given the above considerations, it is not felt that the proposal would result in any harmful effects on the amenities of the surrounding area or those of existing and future residents and as such complies with the provisions of Policies LP12 and LP16 in this regard.

Highway Safety and Access

- 9.10 The site will be accessed off March Road via a single, new, central access point. This will lead to a stretch of shared driveway before reaching individual driveways for each property. It is considered that each dwelling has a suitable amount of parking and the ability to turn within the site and exit the site in forward gear.
- 9.11 The proposal has been assessed by the Local Highway Authority who raise no objections subject to the inclusion of conditions to secure the on-site parking and turning arrangements, on-site parking arrangements for vehicles during the construction phase, pedestrian visibility splays and conditions to ensure that the access is constructed in accordance with Cambs County specifications. This part of March Road is relatively straight and as such there is a good level of visibility for those entering and exiting the site.
- 9.12 It is therefore considered that the proposal will not give rise to any highway safety issues and the arrangements within the site meet the requirements of Policies LP15 and LP16.

Flood Risk

- 9.13 The site is located within Flood Zone 3 and Turves itself if located wholly within Flood Zone 3 also. As such, on a settlement based basis, there are no other sites available within Turves that would be of a lower risk of flooding. The application has been accompanied by a Sequential and Exceptions Test report which shows that Turves is within Flood Zone 3 which meets the Sequential requirements.
- 9.14 In terms of the Exceptions Test the Cambridgeshire Flood and Water SPD identifies that this would be required as the development is classed as more vulnerable. The application identifies the following community benefits:
- The proposal will fill a gap in the street scene which will improve community cohesion;
 - The proposal will provide 4 family homes allowing 4 families the opportunity to live in the village and will add to the primary school numbers locally, the closest being Coates Primary School and boost the use of village facilities (i.e. The Three Horseshoes Public House);

- In discussions with Whittlesey Town Council the applicant has offered to extend the speed limit area by approximately 300m to incorporate the developments in Turves that currently fall out of the 40mph speed limit (currently 60mph) for safety purposes.

It is noted that the Town Council accept the above as a community benefit and whilst this cannot be secured by a Legal Agreement the necessary permissions will be required from the Local Highway Authority.

9.15 In addition to the community benefits, the SPD requires a site specific flood risk assessment to be submitted also, and this proposal has been considered by the EA who raise no objection and advise that the mitigation measures detailed in the submitted reports are adhered to, i.e. that finished floor levels are to be raised 300mm above the existing ground levels and on site surface water run-off will be to a sustainable drainage system of permeable access and individual soakaway drainage. They have not requested a condition on this basis.

9.16 As such, it is considered in this instance that the Sequential and Exceptions Tests have been met and therefore the proposal complies with the provisions of LP14 in terms of Flood Risk.

Section 106 Requirements

9.17 Due to the scale of the proposed development when viewed in the context of the concurrent application for 2 dwellings, it triggers the requirement for affordable housing contributions if the proposed development for Plots 5 and 6 are approved by Members.

9.18 Affordable Housing requirements will be the equivalent of one dwelling plus a further 0.2 of one dwelling which would be acceptable as a financial contribution as securing registered providers to take on a small number of dwellings on small sites can be problematic.

9.19 If the application for 2 plots (F/YR17/0032/F) is refused then there would be no requirement for affordable housing.

Health and wellbeing

9.20 Policy LP2 of the Fenland Local Plan states that development proposals should positively contribute to creating healthy, safe and equitable living environments by creating environments in which communities can flourish, creating the right and sufficient mix of homes, building homes which are easy to warm, promoting high levels of residential amenity, providing access to employment and facilities and avoiding adverse impacts, amongst other criteria. It is considered that this site will provide housing which will be easy to warm and would provide good levels of amenity space and therefore complies with LP2.

Economic Growth

9.21 The proposal would result in 4 additional dwellings for Fenland's Housing Stock, which would assist in the economic growth of the District in the long term. Furthermore in the short term the site would provide for local employment opportunities during the construction phase and as such the proposal complies with Policy LP6 in this regard.

Other Considerations

9.22 Drainage

It is noted that the Environmental Health Team have made comments in relation to the proposed drainage arrangements for the site and note that further details in relation to foul drainage needs to be supplied. Further information has been received from the agent to state that they are proposing individual treatment plants for each property which will disperse along with the surface water to a Middle Level drain, which has been agreed in principle by Middle Level, subject to an application and fee. These comments have been forwarded to the EH Team and their comments are awaited. Members' will be updated on any further comments received in this regard.

10 CONCLUSIONS

- 10.1 The proposal has been assessed against the relevant local and national planning policies and is considered to be acceptable in terms of the principle of development, the layout and design, impacts on the surrounding area and neighbouring residential amenity and highway safety. As such the proposal is considered to comply with the relevant policies and is therefore recommended for approval.

11 RECOMMENDATION

Approve, subject to

- i) Conditions**
- ii) Completion of a Section 106 Agreement for affordable housing in the event of application F/YR17/0032/F being approved, to be completed within 4 months of the date of this Planning Committee Meeting.**

- 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. 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;**

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.

- 3. 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 Policy LP15 and LP16 of the Fenland Local Plan 2014.

4. **Prior to the commencement of the use hereby permitted visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the highway boundary. 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 in accordance with policy LP15 of the Fenland Local Plan 2014.

5. **Prior to the commencement of the development, the vehicular crossings of the ditch / watercourse along the frontage of the site shall be constructed in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority.**

Reason: To ensure construction of a satisfactory access in accordance with policy LP15 of the Fenland Local Plan 2014

6. **Prior to the occupation of the first dwelling 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 in accordance with policy LP15 of the Fenland Local Plan 2014.

7. **Prior to the occupation of the first dwelling the road and footways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining March Road in accordance with the details approved in writing by the Local Planning Authority.**

Reason – In the interests of highway safety and satisfactory access into the site safety in accordance with policy LP15 of the Fenland Local Plan 2014.

8. Prior to the occupation of the first dwelling the vehicular access from March Road shall be hard surfaced, sealed and drained away from the highway for a minimum width of 5 metres and 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 in accordance with policy LP15 of the Fenland Local Plan 2014.

9. 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.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order with or without modification), planning permission shall be required for the following developments or alterations:

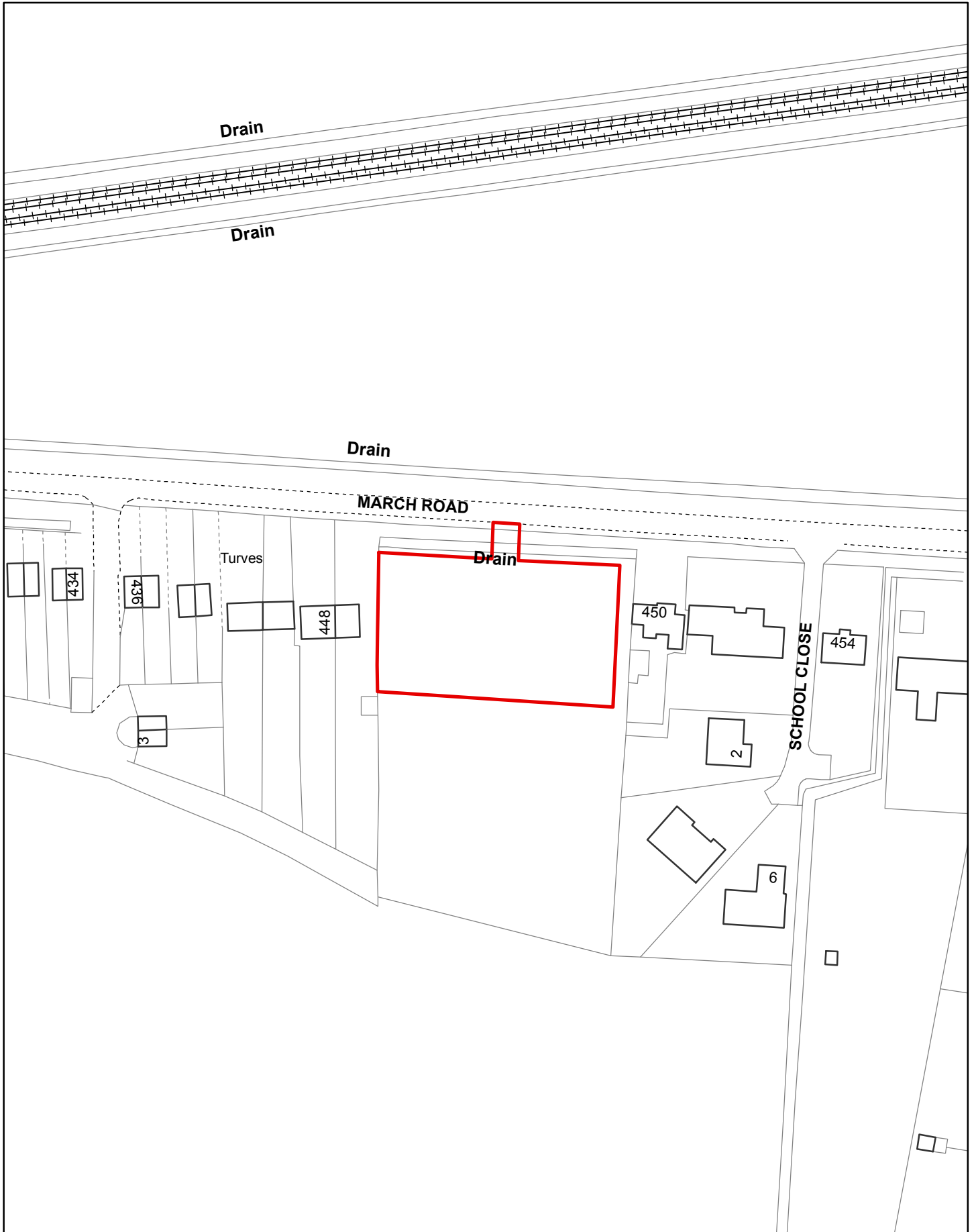
- i) The erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);
- ii) The erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and B);
- iii) Alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);
- iv) The erection of any walls, fences or other means of enclosure to all boundaries (as detailed in Schedule 2, Part 2, Class A).

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development and the visual amenity and character of the surrounding area in accordance with Policies LP12 and LP16 of the Fenland Local Plan, 2014.

11. Prior to the commencement of the development hereby approved, full details of the materials to be used for the external walls and roofs 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 in accordance with Policy LP16 of the Fenland Local Plan, 2014.

12. Approved Plans.



Created on: 20/01/2017

© Crown Copyright and database
rights 2017 Ordnance Survey 10023778

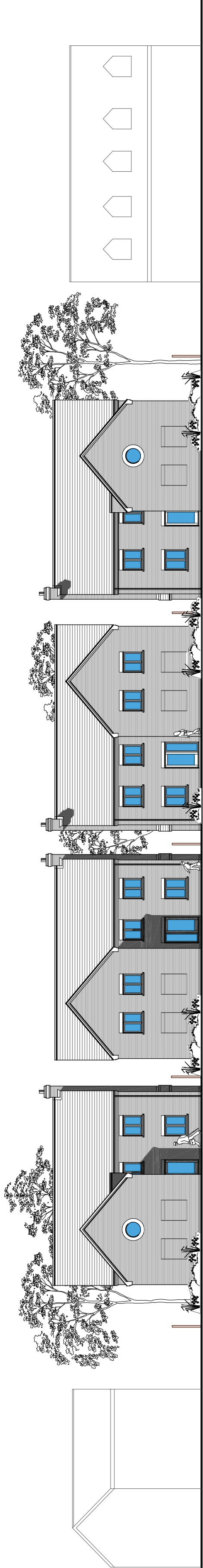
F/YR17/0033/F

Scale = 1:1,250



General Notes

1. This drawing shall not be scaled, figured dimensions only to be used.
2. The contractor shall be responsible for the accuracy of all dimensions on site prior to the commencement of any work.
3. The contractor shall be responsible for the accuracy of all dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

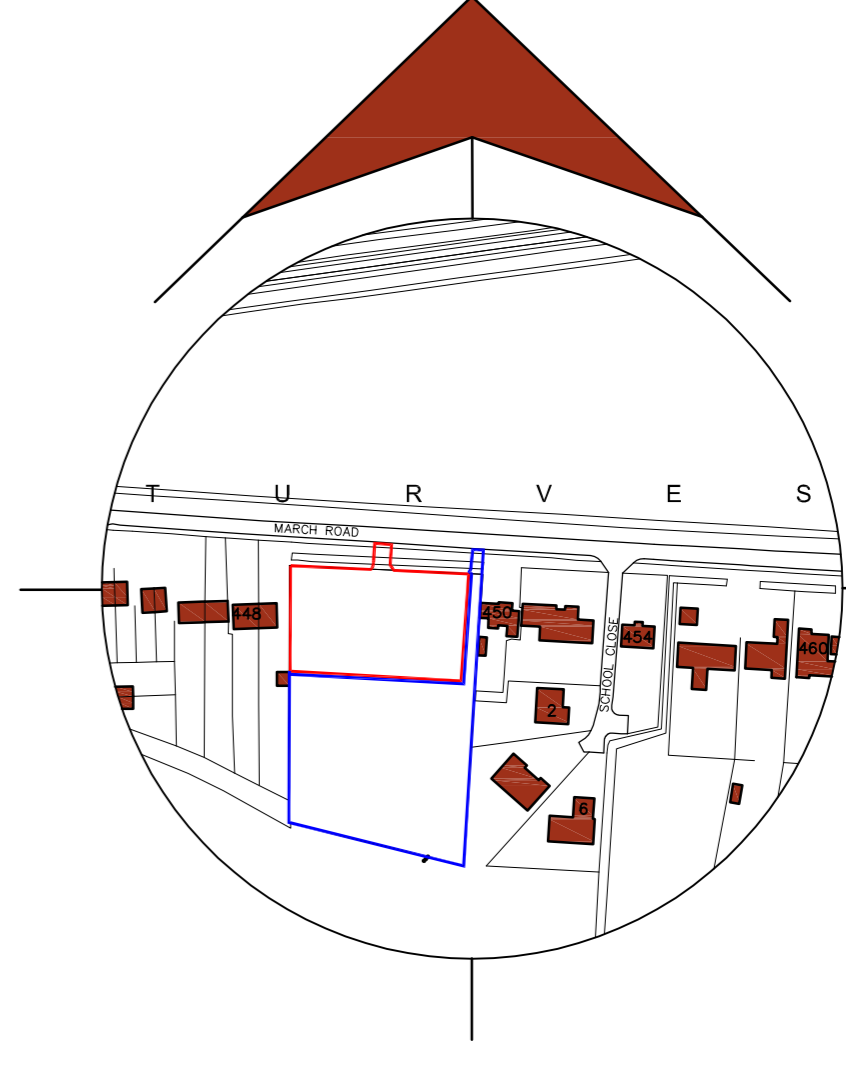
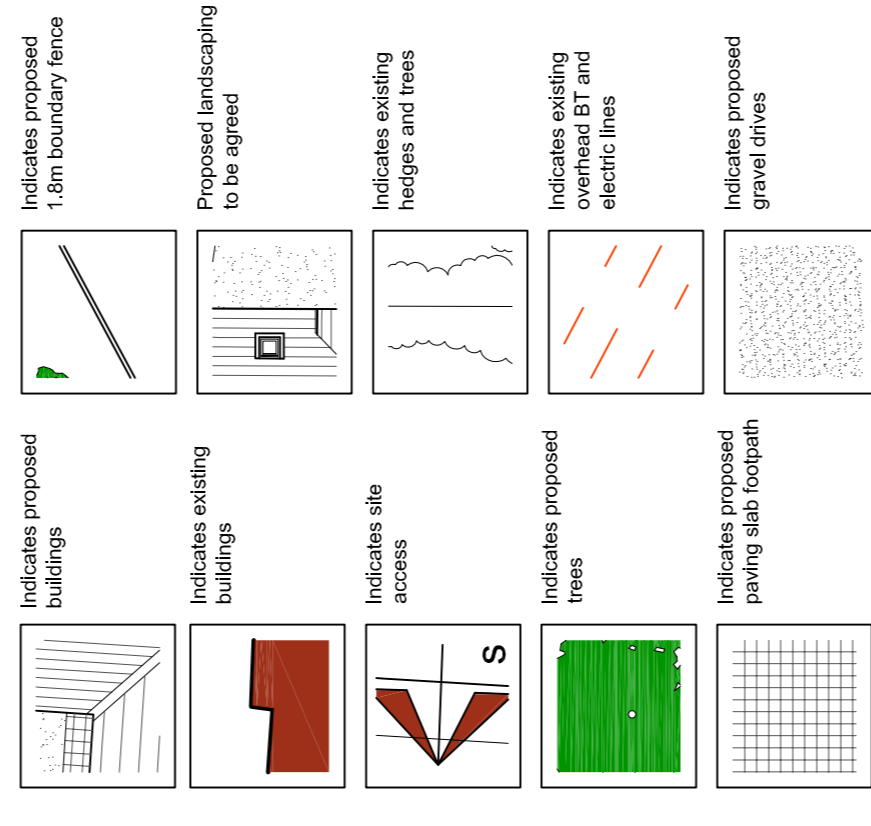


Street Elevation

Scale: 1:200



SITE PLAN KEY



Site Plan

Scale: 1:200

Location Plan

Scale: 1:2500

Revisions	Date	Description
A	Nov 2016	Hedge added to eastern boundary
B	Dec 2016	Indicative word removed

SWANN EDWARDS
A R C H I T E C T U R E
 Swann Edwards Architecture Limited, Eveden House, Gull Road, Guyhirn, Wisbech, Cambs, PE13 4ER.
 t 01945 450894 e info@swannedwards.co.uk w www.swannedwards.co.uk

Scale	Date	Job No.	Drawn by
Various Sheet Size	October 2016	SE-489	G.E.
A11			B

Drawings Title	Plot	Revision
Proposed Residential Development Land Adjacent 450 March Road, Turves for: Cobbs Construction	1-4	
Planning Drawing	Plot 1-4	
Site and Location Plan		
Indicative Street Scene		