

F/YR17/0469/F

Applicant: Mr Gary Proctor

**Agent : Mr Ted Brand
Brand Associates**

Land West Of Townfield House, Main Road, Elm, Cambridgeshire

Erection of a 2-storey 4-bed dwelling with detached double garage involving demolition of existing stables

Reason for Committee: the number of objections received, which is contrary to the Officer's recommendation.

1 EXECUTIVE SUMMARY

The proposal is for the erection of a 2-storey 4-bed dwelling with detached double garage involving demolition of existing stables on paddock land behind Townfield House in El.

While there have been reservations about the backland nature of the proposed development it is felt that on balance this proposal, on land outside the conservation area, will not fundamentally cause harm to the setting of the Elm Conservation Area, Townfield House (as a Building of Local Interest), or the character of the area in general. The proposal is considered to comply with LP16 and LP18.

With regard to the access, Officers have considered the concerns of the objectors and also the conclusions of the Planning Inspector. In this instance as the proposal makes use of an existing access along Halfpenny Lane for the paddock and stables, the nature and number of vehicle movements is unlikely to be any greater than what the existing use already creates.

Policy LP2 and LP16 seek to ensure that development does not adversely affect the amenity of neighbouring or proposed users. It is accepted that views across the paddock will be affected by the development. However, for the reasons set out in the report, it is considered that there would not be a significant impact on the amenity of the occupiers of the properties to the south of the development. Similarly, it is also considered that the overall impact of the proposal on the occupiers of Kirton Lodge would not be significant and would not warrant a refusal.

The development is considered not to adversely harm the character and appearance of the area or the amenity of residents The proposal therefore accords with policies LP2, LP12, LP15, LP16, LP18 and LP16 of the Fenland Local Plan 2014.

SITE DESCRIPTION

The site is the paddock and stables behind Townfield House in Elm. Townfield House was recognised as a Building of Local Interest in the Elm Conservation Area Appraisal (October 2001). But the site lies just outside the Elm Conservation Area. However, a proposed footpath link from the site to Main Road does go through the conservation area.

Vehicular access to the site is from Halfpenny Lane to the west. This single track road travels west from its junction with Main Road and then northwards around the newly permitted and existing housing development backing onto the site from Halfpenny Lane.

Planning permission was granted on appeal for 3 houses on Halfpenny Lane in June 2014 (F/YR14/0487/F). One has been completed. Further east, Cedar Lodge on Halfpenny Lane was approved in 2012 (F/YR12/0482/F). All are large detached properties.

The part of the application site proposed for the dwelling and amenity area is adjacent to two properties: Armelene (100% of rear boundary) and Cedar Lodge (50%). A tall hedge screens Armelene from the site. A 1.5m high fence runs along the northern boundary of the rear garden of Cedar Lodge which allows open views out over the paddock.

To the north east but not directly adjacent to the location of the proposed dwelling is Kirton Lodge. Immediately to the north of is a field.

A number of trees are evident within the site area. The site is within Flood Zone 1.

2 PROPOSAL

The proposal is for the erection of a part 2-storey, 4 bed detached dwelling and detached car port. The existing stable block will be removed. The appearance of the dwelling is designed to resemble that of a converted rural barn/ coach house. The maximum height of the dwelling will be 6.8m. Proposed materials are: a slate and pantile roof; brick and timber weatherboarding; and timber windows.

The majority of the bulk and massing of the proposal will be adjacent to the northern and western boundaries away from the neighbouring properties along Halfpenny Lane to the south. With regard to fenestration, the majority of the windows will face west away from the neighbouring properties. A high vaulted window and landing window will face east towards Townfield House. No first floor windows are proposed to the northern or southern elevations. The proposed car port will be located closest to the southern boundary with Cedar Lodge.

Access to the site is via the existing access off Halfpenny Lane into the paddock area. A new drive will run along the northern boundary through the paddock to the new dwelling. During the processing of the application the red line area has been amended to include the whole of the paddock, not just the new drive.

A pedestrian footpath is proposed from the new dwelling to Main Road. This will mostly follow an existing footpath. Two new paths will be created through existing groundcover/ garden. No trees are to be removed for the new footpath, the path will be worked around any that are nearby. A small number of shrubs and hedges will need to be removed or trimmed.

A band of new planting is proposed along the southern boundary adjacent to the dyke and the rear of the properties overlooking the site from Halfpenny Lane.

Full plans and associated documents for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OQEGHCHE0D800>

3 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR16/0604/O	Erection of a dwelling with detached garage (Outline with matters committed in respect of access and layout) involving removal of existing stable block Land West Of Townfield House Main Road Elm Cambridgeshir	Withdrawn	25/08/2016
F/YR05/1347/F	Erection of single-storey front and rear extensions to existing dwelling and erection of detached garage with store over Townfield House Main Road Elm Wisbech Cambridgeshire PE	Granted	24/03/2006
F/YR05/0428/F	Erection of single-storey front and rear extensions to existing dwelling and erection of detached double garage with store over Townfield House Main Road Elm Wisbech Cambridgeshire PE	Granted	29/06/2005
F/YR03/1477/TRE	Works to 1 no. Taxus Baccata and 1 no. Aesculus Hippocastanum Tree within a Conservation Area townfield House Main Road Elm Cambs PE14 0AB	Granted	13/01/2004
F/93/0411/F	Erection of a 2-storey flank extension to existing house townfield House Main Road Elm Cambs PE14 0AB	Granted	29/09/1993

4 CONSULTATIONS Elm Parish Council

No objection

FDC Environmental Health

No Objections to the proposed development. The proposal is unlikely to have a detrimental effect on local air quality or the noise climate. However given the demolition of the stable block the following condition should be imposed.

UNSUSPECTED CONTAMINATION

CONDITION: 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.

FDC Tree Officer

To be reported

PCC Wildlife Officer

Protected Species:

I am pleased to note that this application is now accompanied by a Biodiversity Report (Oct 2016) and am satisfied with the report's assessment of impacts on protected species. Based on the information provided I have the following comments to make with regard to protected species:

Bats: I am satisfied that the stable building proposed for demolition is unlikely to support bats, however as recommended in the ecology report, any external lighting should be carefully designed to avoid the boundary hedges and trees where bats may be foraging/ commuting.

Nesting Birds: The proposal involves the removal of vegetation/ shrubs which are likely to support nesting birds during the nesting season (1st March to 31st August). I would therefore recommend that a suitably worded condition be attached requiring the avoidance of such site clearance works during this period, or where this is not possible, that a suitably qualified ecologist first carries out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds.

I would also recommend that, as per section 5 of the ecology report, a range of bird nest boxes are installed that cater for a number of different species including tawny and/ or little owls. Details regarding numbers, designs and locations should be provided by the applicant which would be acceptable via a suitably worded condition.

I have no objection to the granting of planning permission subject to the use of appropriate conditions as set out above.

I can advise that subject to my recommendations being fully incorporated into the approved scheme the development will in my opinion result in no net loss to biodiversity.

FDC Conservation

On balance no objection is raised to the proposal put forward.

Suggested conditions:

Prior to the commencement of works a brick panel (1m by 1m) presenting brick, brick bond and mortar mix shall be erected on site and shall be approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

Prior to the commencement of works details to include (i) sample roof materials, (ii) stained weatherboard sample, (iii) product/ brochure information for joinery, (iv) product/brochure information for rainwater goods, (v) product/brochure information for roof lights and (vi) clarification of the positioning of vents, flues and extraction along with associated product information shall be submitted to and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

Prior to the commencement of works to erect new fencing to the north side of Townfield House as hereby approved full details of this fencing including clarification of its height, appearance and colour finish shall be submitted to and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

CCC Highways

A previous application was submitted and later withdrawn under application No F/YR16/0604/O. Highways recommendations and conditions remain consistent with planning application No F/YR16/0604/O. Please therefore refer to comments and conditions made under application No F/YR16/0604/O.

This application is an outline application for the erection of a single dwelling with detached garage. The planning inspectorate has previously considered a three dwelling development acceptable with conditions.

In their appeal decision notice (APP/D0515/A/13/2207782) they have fully considered the highways impact associated with the three house development. The Inspector concluded in his report that the traffic volumes along Halfpenny Lane post development would be low and would not pose sufficient harm to highway safety. In his conclusion, the Inspector then makes reference to the junction at Halfpenny Lane/ Main Road and concludes that although it isn't ideal in terms of efficient operation of the highway it is unlikely to result in an unacceptable highway safety hazard to pedestrians. Furthermore in the report the Inspector felt that the level of pedestrian traffic within the area as a result of the additional three dwellings wouldn't significantly change and that there was no evidence to suggest that there was an existing highway safety issue to pedestrians.

The Inspector recommended Grampian conditions to widen Halfpenny Lane and provide a turning area for refuse and emergency vehicles.

With the Inspectors decision notice in mind, I do not consider one further dwelling to have a significant enough impact along Halfpenny Lane to justify a reason for refusal in highways safety terms.

The Inspector has considered it necessary for Condition 5 to be implemented prior to the occupation of Plot 3, therefore if permission is granted for this single dwelling in the absence of this infrastructure there could then be three dwellings occupied without the highway improvements secured by the planning inspectorate. I therefore recommend that the same condition is imposed against this development to ensure that upon occupation of the dwelling the highways infrastructure is improved in accordance with condition 5 of appeal decision APP/D0515/A/13/2207782.

With the above in mind I have no highways objections subject to the following conditions:

1) No development shall take place until details of facilities for the parking, turning, loading and unloading of vehicles visiting the site during the period of construction have been submitted to and approved in writing by the local planning authority and the approved facilities have been provided.

Reason: In the interest of Highway safety

2) Any gate(s) to the vehicular access drive(s) shall be set back by a minimum of 6 metres from the rear channel line of Halfpenny Lane.

Reason: In the interest of Highway Safety

3) Prior to the first occupation of the dwelling the associated access, parking and turning area shall be laid out in accordance with the approved plan, levelled,

surfaced and drained and shall be retained for parking and turning in association with that dwelling.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

4) No development shall take place until details of the drainage of the access drives have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To prevent surface water discharging to the highway

5) Prior to first occupation of the dwelling hereby approved Halfpenny Lane shall be widened and a turning area laid out and constructed in accordance with plan No xxxxxxxx for 278 highways works.

Reason: In the interest of Highway Safety.

Local Residents/Interested Parties

Objectors

15 residents have objected to the proposal. A petition with 67 signatures was also received. The petition did not contain any reasons other than a general objection to the proposal. The more detailed concerns of the residents are included below.

- Access/ traffic/ highway safety
- Agricultural land
- Does not comply with policy
- Flooding
- Loss of view/Outlook
- Noise
- Out of character/not in keep with area/ Conservation Area
- Overlooking/loss of privacy
- Would set a precedent
- Dog walkers and villagers use this road
- Backfill/ outside DAB
- Devaluing property
- Wildlife Concerns
- Affordable housing needed
- Impact of new footpath

Support

One letter of support has been received. The increased use of the rear access for the new dwelling will improve security and help prevent anti-social behaviour to the benefit of residents, farmers and pedestrians who use the area.

5 STATUTORY DUTY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special

attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

6 POLICY FRAMEWORK

National Planning Policy Framework

National Planning Policy Guidance

Fenland Local Plan 2014 LP1, LP2, LP3, LP12, LP15, LP16, LP18, LP19

7 KEY ISSUES

- **Principle of Development**
- **Character of the Area/Visual Amenity/ Design**
- **Access**
- **Neighbour Amenity**
- **Other**

8 ASSESSMENT

Principle of Development

Policy LP3 identifies Elm as a Limited Growth Village where a small amount of development will be encouraged and permitted in order to support their continued sustainability. Therefore, the principle of development may be acceptable, subject to consideration against Policy LP12 Part A.

Policy LP12 Part A sets out that any proposal will need to satisfy all of the criteria (a)- (k). These considerations are explored below in the relevant section of the report.

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 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.

The 10% threshold for Elm has been exceeded (96 permitted against a threshold of 73). The applicant undertook a public consultation exercise. Officers have examined the process and are satisfied that this was fit for purpose and in accordance with the guidelines set out in LP12 and as subsequently published on the Council's website. The result was 94% in favour, 6% against the proposal. The Parish Council also supported the proposal.

The principle of development is therefore in conformity with Policies LP3 and LP12 Part A of the Fenland Local Plan 2014.

Other Policy LP12 considerations:

LP12 Part A also highlights that new development will be supported where it contributes to the sustainability of the settlement and does not harm the wide open character of the countryside. To ensure this there are a number of criteria expressed in this policy namely (a) - (k). These criteria, in summary, seek to achieve compliance with the settlement hierarchy in terms of amount of development whilst also ensuring that developments respond to the existing built

form and settlement character, retain and respect existing features of the site and the locality, respect biodiversity and ecology and provide appropriate servicing etc.

The proposal is considered to comply with these criteria. Bearing in mind what has been approved recently in the vicinity, the dwelling would not compromise the existing settlement character/streetscene. Subject to suitable conditions the proposal is considered to comply with LP12.

Character of the Area/ Visual Amenity/ Design

Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area. Policy LP18 seeks to protect and conserve the historic environment.

Elm Conservation Area covers the historic core of the village of Elm and is focused around All Saints Church (grade ii* listed). There are a number of 17th century cottages and 18th and 19th century properties included within the conservation area which contribute to the historic character and appearance of the area. The principal road through the conservation area follows a curved alignment, due to the settlement developing along the banks of the Elm Leam.

In this location, the settlement morphology is influenced by the course of the road. Properties generally face the street either sitting forward to the road or set back and do not tend to sit behind each other.

Taking into account the settlement morphology of the conservation area it has been suggested that the proposed development would constitute backland development. However, the site has an existing access at the rear from Halfpenny Lane and in 2014 the Planning Inspector approved 3 x detached dwellings on land to the west of Soffits on Halfpenny Lane. This has resulted in an extension of the built form to the west of the settlement. Therefore with these matters in mind, the location of the dwelling behind Townfield House is not considered to adversely impact on the character of the area or the conservation area.

With regards to the design, a bespoke “barn-style” dwelling has been designed with a relatively low ridge height which sits comfortably and discretely in this location. The presence of the variety of mature trees and hedging around the site obscures views from Main Road, Townfield House and Halfpenny Lane.

The natural qualities of the area will not be eroded by the proposed development as the intention is retain many of important trees within or surrounding the site of the proposed dwelling. The plans also propose the planting of additional trees/hedging along the southern boundary of the paddock.

The setting of a heritage asset is described in the NPPF (2014) as “*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve*”. While there have been reservations about the backland nature of the proposed development it is felt that on balance this proposal, on land outside the conservation area, will not fundamentally cause harm to the setting of the Elm Conservation Area, Townfield House (as a Building of Local Interest), or the character of the area in general. The proposal is considered to comply with LP16 and LP18.

Access

The proposed access to serve the dwelling is existing and currently serves the rear paddock and 5 x stables. This comes out onto Halfpenny Lane. Local opposition to

the development has mainly been focused on the poor state of the road, its limited capacity, and therefore highway safety. The Planning Inspector's approval mentioned above dealt with this issue in detail.

The Inspector concluded that Halfpenny Lane is not suitable to serve any significant level of traffic. Notwithstanding this, and bearing in mind the Lane at that time of the appeal served 15 dwellings, provided access to arable fields, and provided access to the paddock which is the site of this application, the Inspector permitted another 3 dwellings. The Inspector concluded that although the road is of restricted width with limited opportunities for passing, there is no evidence of a highway safety hazard arising from this. The width of the road and the limited forward visibility along it constrains vehicle speeds.

It is considered that with this application there will be no material increase in traffic on Halfpenny Lane from this development, due to the existing use of the site and traffic generated along Halfpenny Lane.

The Inspector also considered the safety of the junction where the Lane meets Main Road (B1101) directly adjacent to Rose Lane on the outside of a bend in the road which forms part of a double bend. There is a 30mph speed restriction and road markings to prevent overtaking along this stretch of the road. In summary, after consideration of all the representations with regard to highway safety, he concluded that although the arrangement is not ideal in terms of the efficient operation of the highway, this is not likely to result in an unacceptable highway safety hazard.

However, the Inspector did include a planning condition (No 5) which required the widening of Halfpenny Lane in one location to allow for refuse lorries and fire appliances to turn around. This was to be completed prior to occupation of one of the plots (Plot 3). This has yet to be implemented.

With this proposal, fire appliances will be able to turn within the site. Refuse will be collected from Main Road via a pedestrian access.

The highways officer has no objection to the proposal and refers to the Inspector's decision and planning condition. It is suggested that the same condition should be attached to the planning permission granted for this application.

Officers consider that as there is an existing access and use along Halfpenny Lane for the paddock and stables, it is unreasonable to attach the same condition. The nature and number of vehicle movements is unlikely to be any greater than what the existing use already creates.

Neighbour Amenity

Policy LP2 and LP16 seek to ensure that development does not adversely affect the amenity of neighbouring or proposed users.

The proposed access drive is an existing one to serve the paddock and stables. However, it is recognised that the proposed surfacing of the demarcated drive may increase noise levels slightly to the rear of Cedar Lodge which backs onto the parking/ turning area. A condition has been attached requiring further detail on the surfacing. Whilst gravel may be appropriate where it runs along the northern boundary, something else should be considered in the identified location. It is not considered that noise emanating from one additional property would impact to

such an extent on the amenity of the neighbours to warrant a refusal. This is consistent with the Cedar Lodge approval in 2012.

With regard to loss of outlook, the site will be screened from the rear of Armalene due to the high boundary treatment along the southern boundary of the application site. Cedar Lodge however will see the development due to the open nature of its rear boundary, currently a low close boarded fence which allows views over the applicant's paddock.

The proposed car port is the will be the closest part of the proposal to the rear of Cedar Lodge. The proposed dwelling is to be sited along the eastern and northern boundaries, some distance from Cedar Lodge. Furthermore there are no first floor windows proposed to the southern elevation. The proposed car port will shield any oblique views from the proposed landing window.

It is accepted that views across the paddock will be affected by the development. The occupants of Cedar Lodge, Soffits and the Paddocks will be able to see some part of the proposal. However, the applicant is proposing new tree and hedge planting along the full length of the southern boundary which will shield the paddock from these properties and also the development. The applicant could of course go ahead with this planting at any time.

Therefore for the reasons set out above, it is considered that there would not be a significant impact on the amenity of the occupiers of the properties to the south of the development.

Kirton Lodge lies to the north east of the site. Whilst the siting of the proposed dwelling would not impact on the occupiers' amenity, consideration is however given to the impact of the proposed footpath.

The majority of the path is as existing. Two new sections are proposed alongside the boundary with Kirton Lodge. These areas are within the conservation area so the fencing detail will be controlled by condition, as will the bin storage area.

The occupiers of Kirton Lodge consider that there will be a detrimental impact their amenity caused by the footpath. As the applicant is mostly utilising an existing footpath, with established rear access, it is not considered that the additional use likely to be generated from one additional dwelling would be significantly different to the existing situation. It is therefore considered that the overall impact of the proposal on the occupiers of Kirton Lodge would not be significant or can be controlled by planning condition and would not warrant a refusal.

The proposal is therefore considered to comply with LP2 and LP16.

Other

With regard to concerns about biodiversity, the Wildlife Office is satisfied with the survey results and the suggested mitigation. Residents have also raised concerns over potential devaluation of their property resulting from the development. It is recognised that the planning system does not exist to protect private interests such as value of land or property and as such no weight can be afforded to this concern.

9 CONCLUSIONS

Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area. Policy LP18 seeks to protect and conserve the historic environment.

While there have been reservations about the backland nature of the proposed development it is felt that on balance this proposal, on land outside the conservation area, will not fundamentally cause harm to the setting of the Elm Conservation Area, Townfield House (as a Building of Local Interest), or the character of the area in general. The proposal is considered to comply with LP16 and LP18.

With regard to the access, Officers have considered the concerns of the objectors and also the conclusions of the Planning Inspector. In this instance as the proposal makes use of an existing access along Halfpenny Lane for the paddock and stables, the nature and number of vehicle movements is unlikely to be any greater than what the existing use already creates.

Policy LP2 and LP16 seek to ensure that development does not adversely affect the amenity of neighbouring or proposed users. It is accepted that views across the paddock will be affected by the development. However, for the reasons set out in the report, it is considered that there would not be a significant impact on the amenity of the occupiers of the properties to the south of the development. Similarly, it is also considered that the overall impact of the proposal on the occupiers of Kirton Lodge would not be significant and would not warrant a refusal.

The development is considered not to adversely harm the character and appearance of the area or the amenity of residents. The proposal therefore accords with policies LP2, LP12, LP15, LP16, LP18 and LP16 of the Fenland Local Plan 2014.

10 RECOMMENDATION

Grant is subject to the following conditions:

1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.

2 The development hereby permitted shall be carried out in accordance with the recommendations contained within the Biodiversity Report (Oct 2016). Any external lighting should be carefully designed to avoid the boundary hedges and trees where bats may be foraging/ commuting. Prior to the commencement of the development hereby approved, a specification (including methodology and programme of implementation) for the enhancement of biodiversity through the provision of features including: the timing and schedule for the removal of the trees and hedges on site which avoids harm to nesting birds; details regarding exact numbers, design and locations of the bird nest boxes to be installed as recommended in the Report.

3 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 local planning authority, a Method Statement detailing how this unsuspected contamination shall be dealt with.

4 Tree and root protection areas shall be implemented prior to the commencement of development in accordance with the Tree Report received on 27 June 2017 and Tree Plans 1 and 2 received on 26 May 2017. The protection areas shall be retained for the duration of the construction of the development.

5 Prior to the commencement of development samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason- In the interests of conserving the historic environment in accordance with Policies LP16 and LP18 of the Fenland Local Plan 2014

6 Notwithstanding the provisions of the Town & 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 D);
- iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);
- iv) alterations to the roof of the dwelling house (as detailed in Schedule 2, Part 1, Class C);

7 Prior to the commencement of works to erect new fencing to the north side of Townfield House as hereby approved full details of this fencing including clarification of its height, appearance and colour finish shall be submitted to and approved in writing by the Local Planning Authority and the works shall be undertaken in accordance with the approved details.

Reason- In the interests of conserving the historic environment in accordance with Policies LP16 and LP18 of the Fenland Local Plan 2014

8 No development shall take place until details of facilities for the parking, turning, loading and unloading of vehicles visiting the site during the period of construction have been submitted to and approved in writing by the local planning authority and the approved facilities have been provided.

9 The gate(s) to the vehicular access drive shall be set back by a minimum of 6 metres from the rear channel line of Halfpenny Lane and retained as such in perpetuity.

10 No development shall take place until details of the drainage of the access drive has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

11 Prior to the first occupation of the dwelling the parking and turning area shall be laid out in accordance with the approved plan, levelled, surfaced and drained and shall be retained for parking and turning in association with that dwelling.

12 Notwithstanding the submitted details, prior to the commencement of development details of the different types of surfacing of the new drive for the full length of the drive shall be submitted to and approved in writing by the local planning authority. The drive shall be then be retained as approved.

13 Prior to the commencement of development a scheme for hard and soft landscaping, including tree planting and the bin storage area, and a maintenance and management plan shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and retained thereafter.

14 Any planting which within a period of five years from the completion of the development dies, is 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.

Case Officer	Team Leader
Date:	Date:

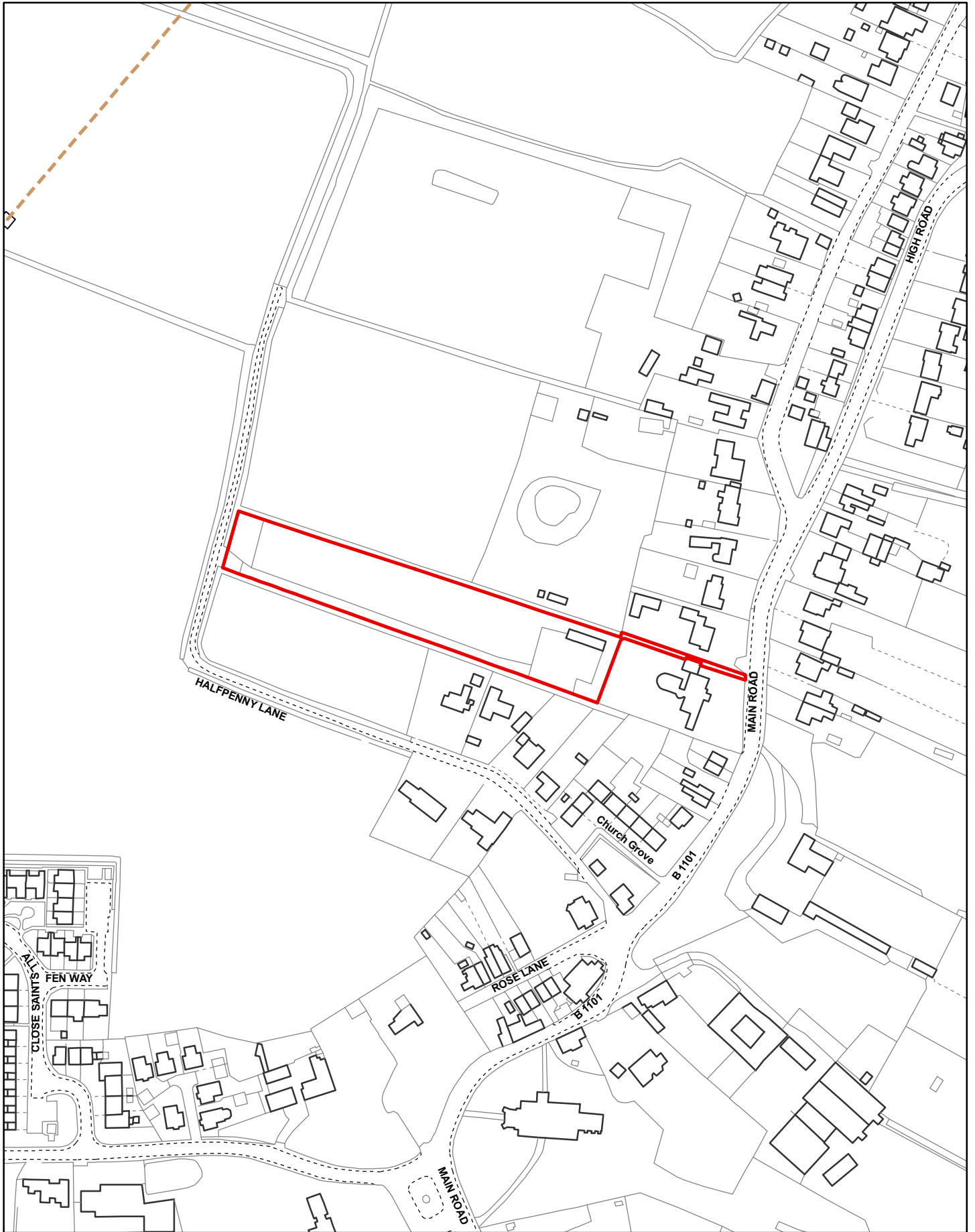
Conditions

Various	Start date (if not retrospective)
AP01	Approved Plans

Informatives:

095	Compliance with SI 2012 No 2274
093B	Bins Informative
094A	CNC
018C	Middle Level – Legal Obligation
096	In or adjacent to a settlement – monitoring*
097	Outside a settlement – monitoring*

*Any applications except householders, trees, listed buildings or advertisements



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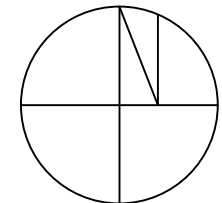
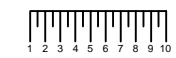
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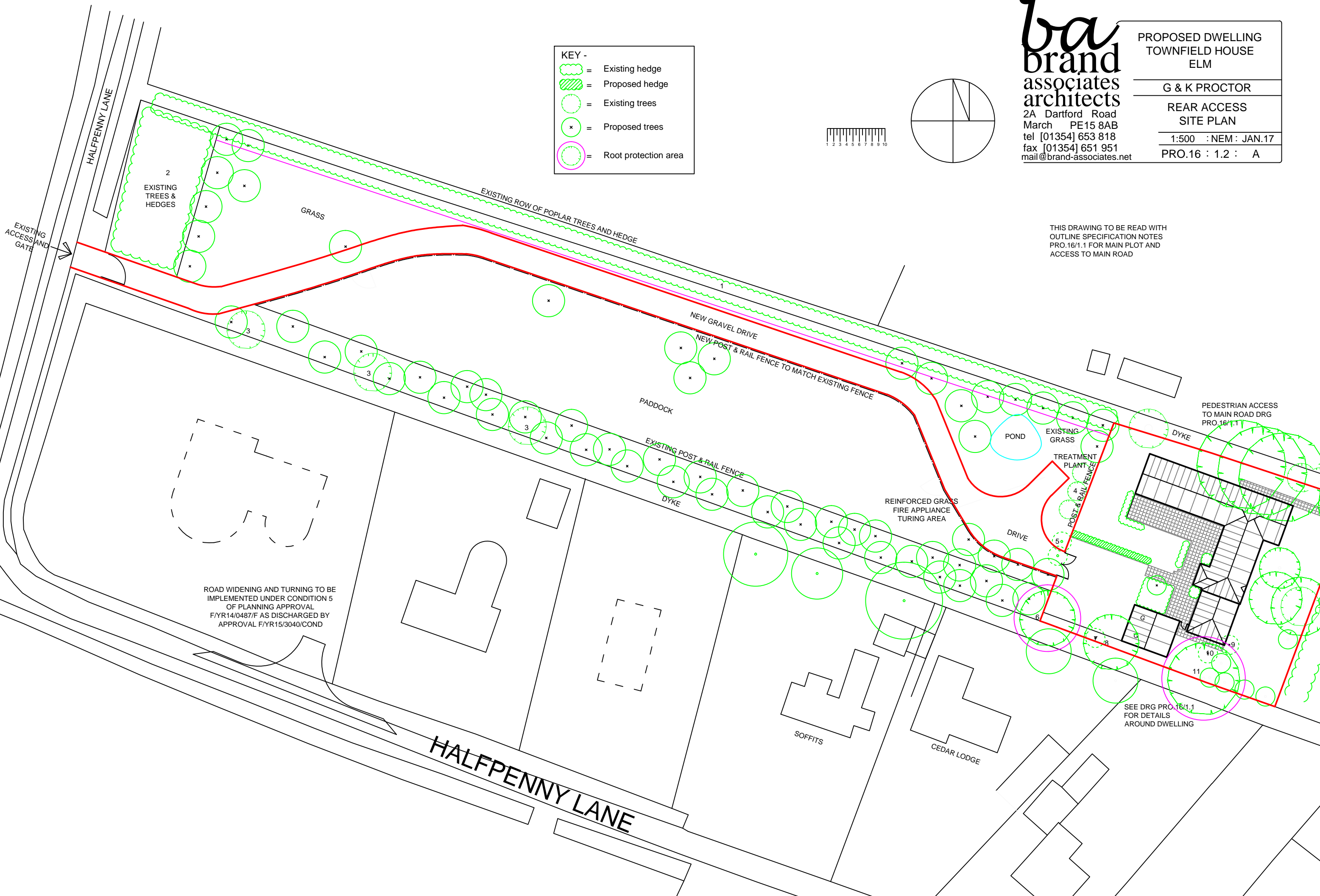


KEY -

-  = Existing hedge
-  = Proposed hedge
-  = Existing trees
-  = Proposed trees
-  = Root protection area

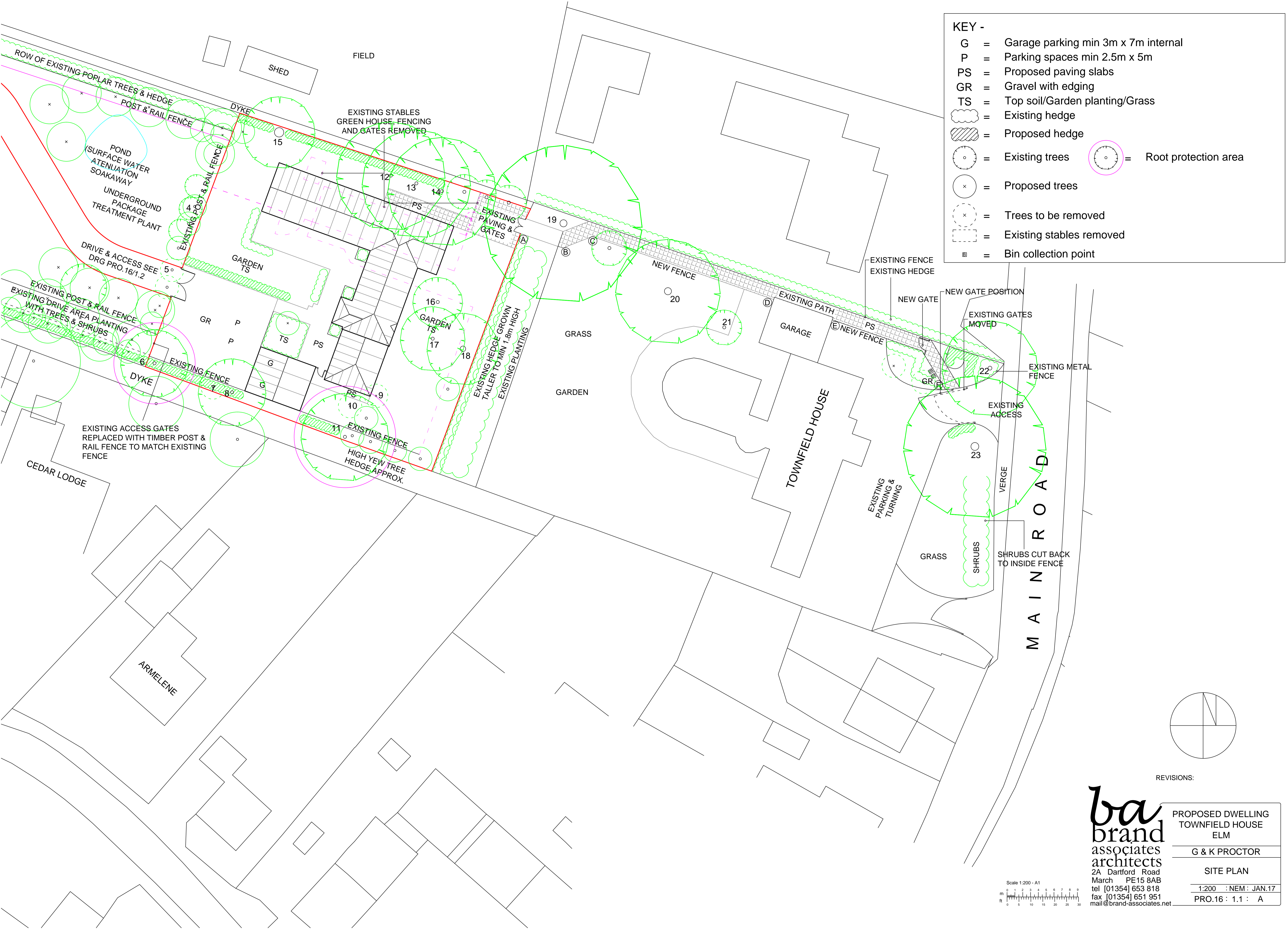


THIS DRAWING TO BE READ WITH
OUTLINE SPECIFICATION NOTES
PRO.16/1.1 FOR MAIN PLOT AND
ACCESS TO MAIN ROAD

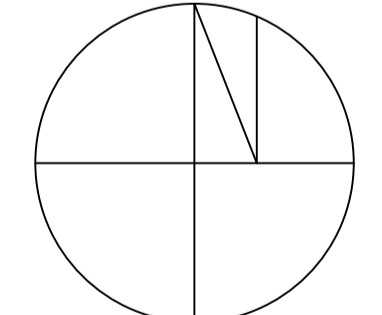


ROAD WIDENING AND TURNING TO BE
IMPLEMENTED UNDER CONDITION 5
OF PLANNING APPROVAL
F/YR14/0487/F AS DISCHARGED BY
APPROVAL F/YR15/3040/COND

SEE DRG PRO.16/1.1
FOR DETAILS
AROUND DWELLING



- KEY -**
- G = Garage parking min 3m x 7m internal
 - P = Parking spaces min 2.5m x 5m
 - PS = Proposed paving slabs
 - GR = Gravel with edging
 - TS = Top soil/Garden planting/Grass
 - (Cloud symbol) = Existing hedge
 - (Hatched line symbol) = Proposed hedge
 - (Circle with dot symbol) = Existing trees
 - (Circle with dot and dashed line symbol) = Root protection area
 - (Circle with 'x' symbol) = Proposed trees
 - (Circle with 'x' and dashed line symbol) = Trees to be removed
 - (Dashed rectangle symbol) = Existing stables removed
 - (Square with 'B' symbol) = Bin collection point



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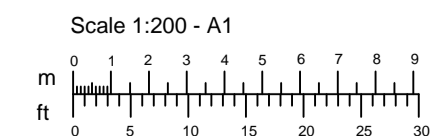
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tel [01354] 653 818
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mail@brand-associates.net

PROPOSED DWELLING
TOWNFIELD HOUSE
ELM

G & K PROCTOR

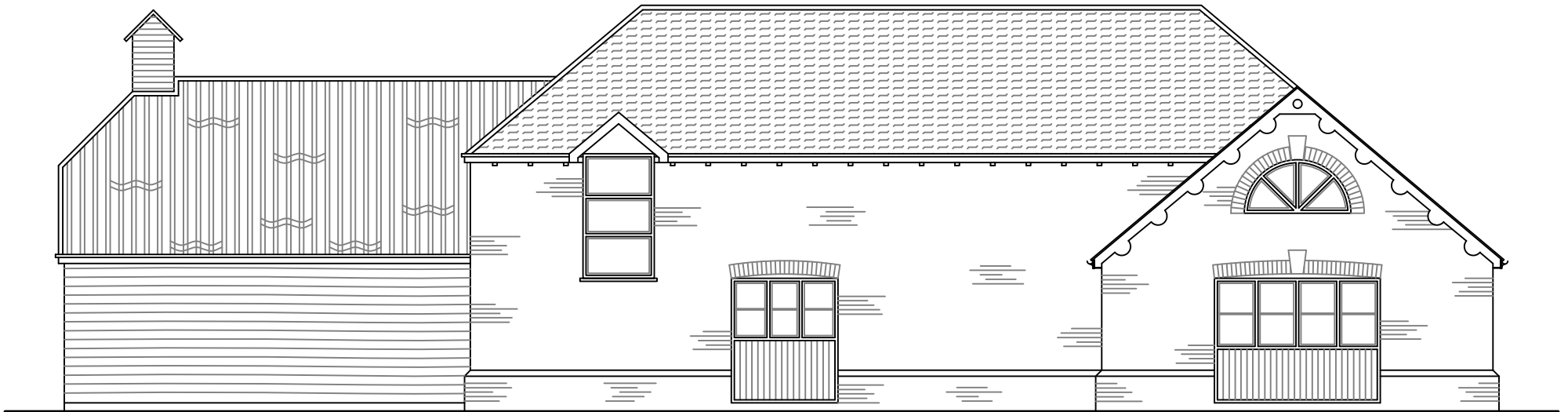
SITE PLAN

1:200 : NEM : JAN.17
PRO.16 : 1.1 : A

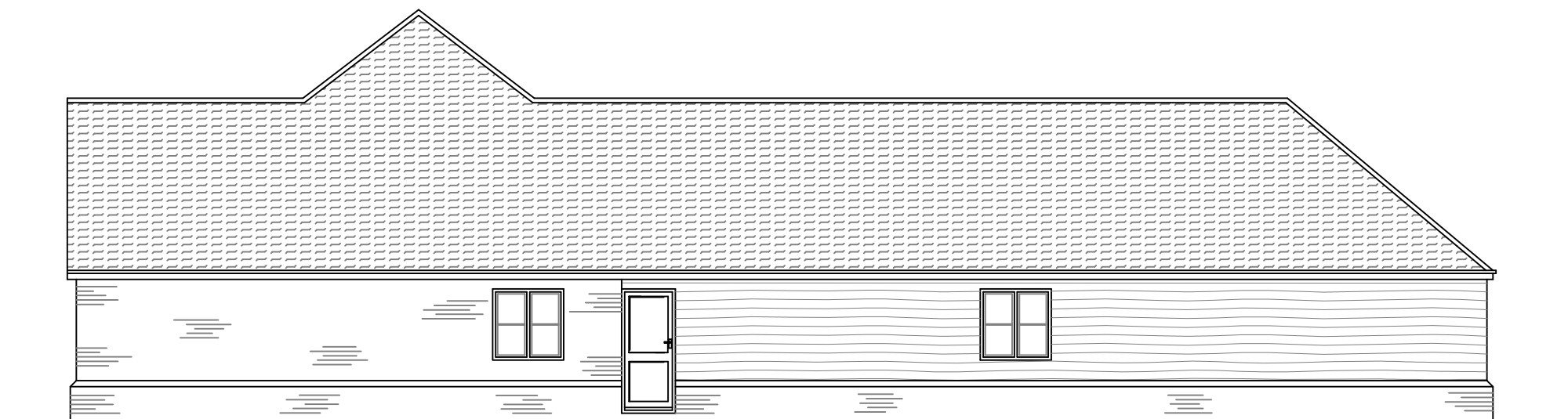




FRONT (NORTH WEST)



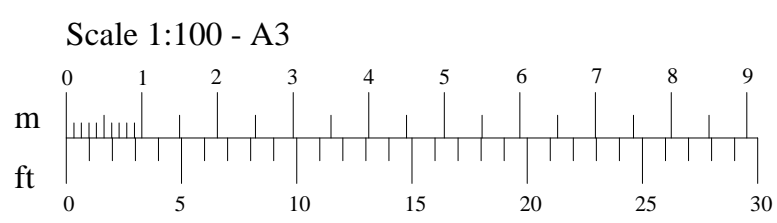
REAR (SOUTH EAST)



SIDE



SIDE



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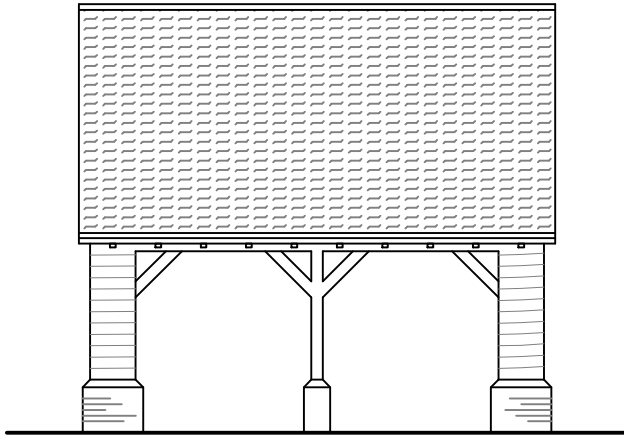
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ELEVATIONS

1:100 : NEM : MAY.16

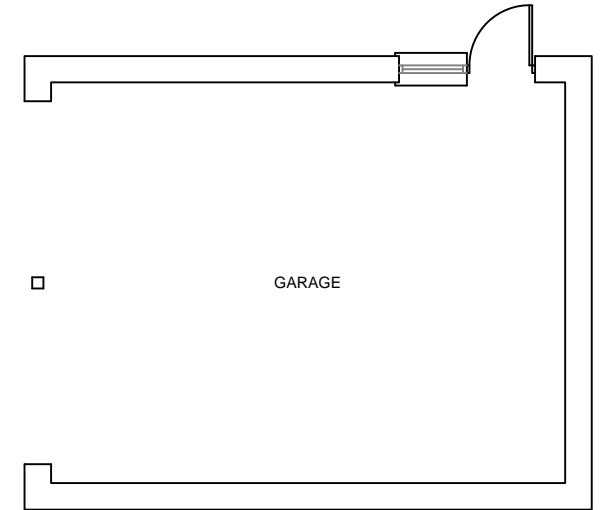
PRO.16 : 3 :



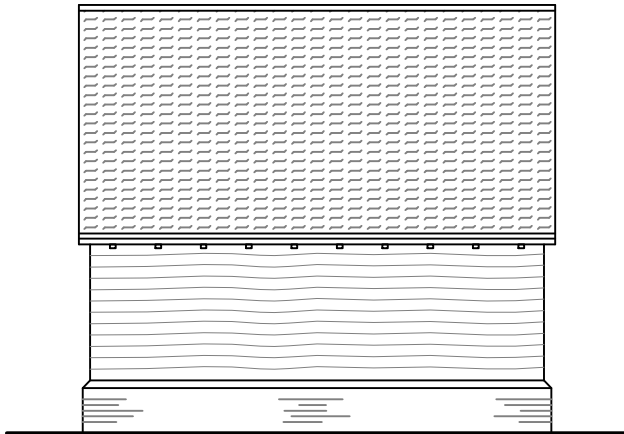
FRONT (NORTH WEST)



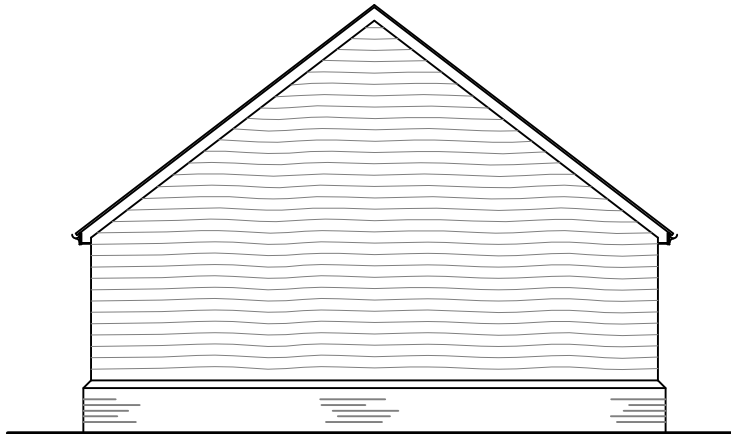
SIDE



GARAGE

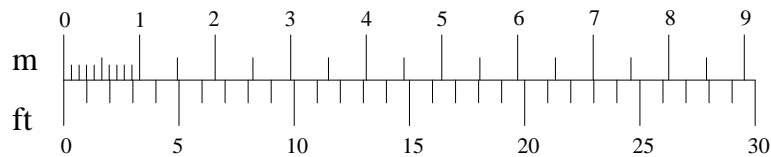


REAR (SOUTH EAST)



SIDE

Scale 1:100 - A4



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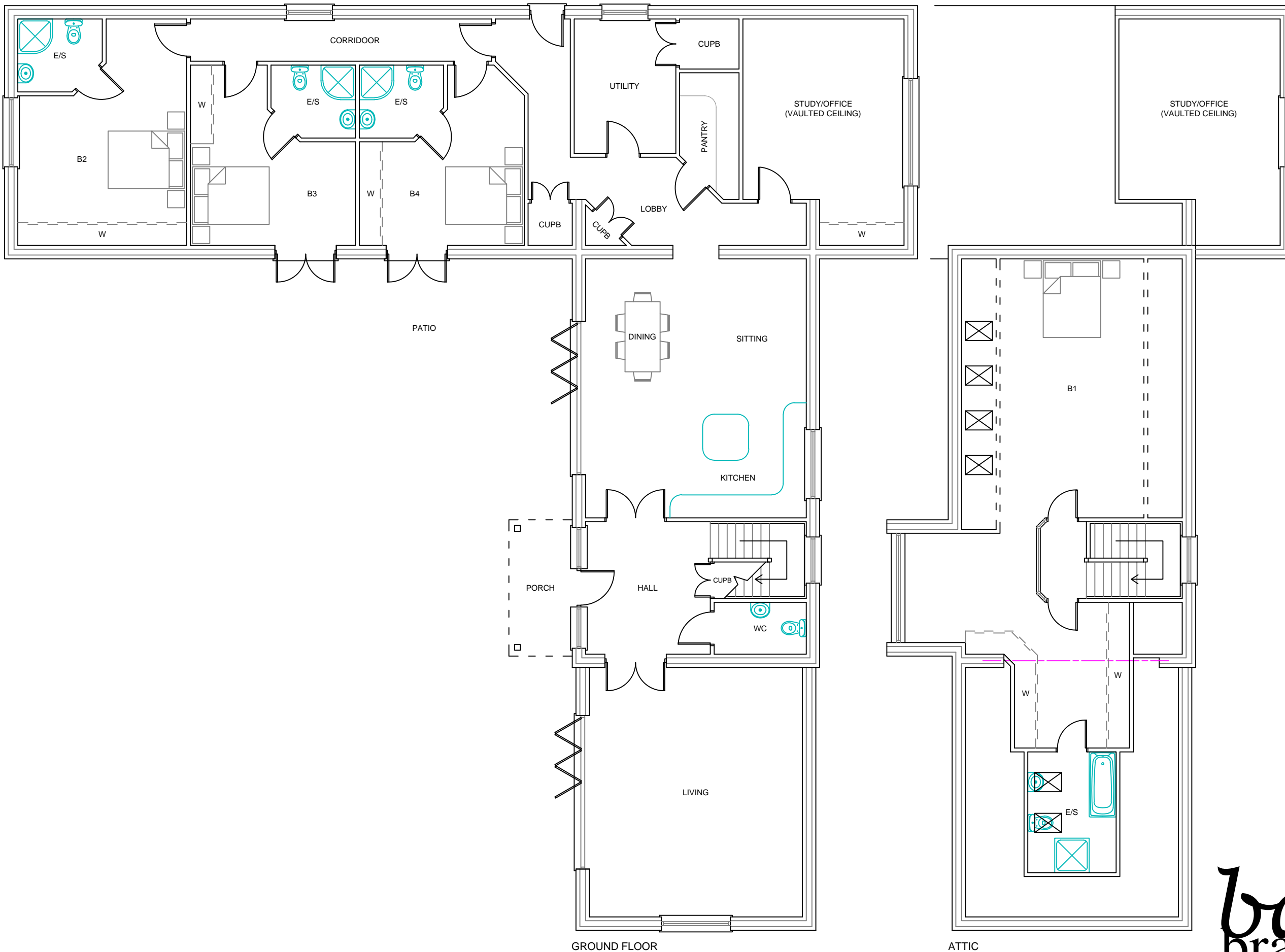
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GARAGE PLANS

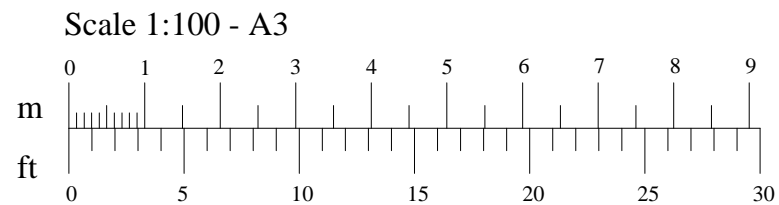
1:100 : NEM : MAY.16

PRO.16 : 4 :



GROUND FLOOR

ATTIC



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PLANS

1:100 : NEM : MAY.16

PRO.16 : 2 : A