
F/YR17/0591/RM

**Applicant: Mr D Bristen & J Good
WS Sandbach Ltd**

**Agent : Mr C Kipling
Create Architecture Ltd**

Land West And South Of 74, West Street, Chatteris, Cambridgeshire

Reserved matters application relating to the detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR15/0512/O for the erection of 55 x 2-storey dwellings and 3 x single storey dwellings comprising of: 3 x 1 bed, 8 x 2-bed, 19 x 3-bed, 25 x 4-bed and 3 x 5-bed with associated garages, parking and landscaping

Reason for Committee: Call in by Cllr Anne Hay because the agent had previously provided assurance that the Cllr and residents would be consulted prior to the submission of this reserved matters application.

1 EXECUTIVE SUMMARY

This is a reserved matters application for 58 dwellings in Chatteris with all matters for consideration except for access which was approved at outline stage by Members in November 2015. The principle of the development has been accepted. Therefore the details for consideration with this application are:

- Layout – mostly resembles the illustrative layout previously submitted. The road is to be adopted, except the access to Plot 27. Amendments have been made in response to the highways officer's comments. A cycleway link is to be provided to West Street between Nos 52 and 54 West Street in addition to the new access previously approved further south. A surface water drainage basin and a play area will be provided to the west of the site, adjacent to the open countryside;
- Scale – the proposed dwellings are all 2-storey except for 3 x single storey dwellings. A mix of 1, 2, 3, 4 and 5 bed properties are to be provided;
- Appearance – the dwellings will be of a traditional, estate type design, built from buff brick, with either buff or blue brick heads, sills and plinth. Man-made slate roof tiles. UPVC windows and coloured doors. The materials schedule and plan for each house type provide further details.
- Landscaping – The surface water drainage areas include SUDS wetland mix and wildflower mix planting schemes. A structural planting mix/ hedgerow mix will mark the western boundary. A tree belt will be planted either side of the new access.

15 x affordable dwellings are to be provided within the site in accordance with the S106 (3 x 1-bed, 8 x 2-bed and 4 x 3 bed). The application has been amended during processing and all issues are now resolved with regard to highways and drainage/flood risk. The comments of the neighbours, Cllr Hay and the Town Council have been given due weight, but the layout and scale for the development are considered to be acceptable and the application is recommended for approval.

2 SITE DESCRIPTION

- 2.1 The site currently comprises open fields with an existing agricultural building occupying the south of the site which would be demolished as part of this proposal. It is bounded to the east by West Street and a frontage of properties which extend from 54 to 74 West Street. It is mainly bounded to the south by an open field, except for a residential dwelling to the south east. To the west lies a ditch, beyond which is a bridleway track and the Twenty Foot Drain (known as Fenton Lode). It is bounded to the north by the Chatteris Town Football Club Ground. The site lies within Flood Zones 1, 2 and 3.

3 PROPOSAL

- 3.1 The proposal is for 55 x 2-storey and 3 x single storey properties comprising 8 different designs. 35 properties will be detached; 14 semi-detached; and 3 x terraces each with 3 dwellings.
- 3.2 The proposed mix of 1, 2, 3, 4 and 5 bed properties has been established through consultation with a local property agent, FDC's Housing Officer, the applicant's preferred Housing Association and reflecting the character and need for Chatteris, as identified in the Strategic Housing Market Assessment.
- 3.3 The dwellings which would back onto the existing properties on West Street are all 2- storey, except for the terrace of 3 x one bed bungalows (plots 24, 25 and 26) which are to be affordable homes at the request of the Housing Strategy Officer.
- 3.4 The layout mostly resembles the illustrative layout previously submitted. The road is to be adopted, except the access to Plot 27. Amendments have been made in response to the highways officer's comments. A cycleway link is to be provided to West Street between Nos 52 and 54 West Street in addition to the new access previously approved further south. A surface water drainage basin and a play area will be provided to the west of the site, adjacent to the open countryside.
- 3.5 The dwellings will be of a traditional, estate type design, built from buff brick, with either buff or blue brick heads, sills and plinth. Man- made slate roof tiles. UPVC windows and coloured doors. The materials schedule and plan for each house type provide further details.
- 3.6 The surface water drainage areas include SUDS wetland mix and wildflower mix planting schemes. A structural planting mix/ hedgerow mix will mark the western boundary. A tree belt will be planted either side of the new access.

Full plans and associated documents for this application can be found at:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OS9GI5HE06P00>

4 SITE PLANNING HISTORY

Reference	Description	Decision	Date
F/YR15/0512/O	Residential Development (58 dwellings max) involving demolition of existing storage building Land West And South Of 74 West Street Chatteris Cambridge	Granted	05/05/2016

5 CONSULTATIONS

5.1 Chatteris Town Council: Support, although would still have preferred to see more bungalows. The Town Council trusts the roadway will be of sufficient width to allow vehicle movements (and will not lead to problems like those at Fairbairn Way). The Town Council requests Section 106 funding for the Little Acre Fen Pocket Park and the Old Railway Line Footpath and Bridleway which are close by.

5.2 FDC Refuse Team: In broad principal we have no objection to this development, however, the following issues should be addressed before the application could be agreed from our perspective:-

- Site layout does not include bin collection points for properties served by private shared driveways: Plots 27, 28, & 29, Plots 55, 56, 57 & 58 Plots 53 & 54. A shared collection point would be required where the private driveways meet the adopted highway, these would need to be of sufficient size to store the number of bins on collection day.
- Swept path plans not included to demonstrate an 11.5 refuse vehicle would be able to turn on adopted highway.

5.3 CCC Lead Local Flood Authority; We have reviewed the submitted documents and can confirm the information accords with that required under Condition 13 of application F/YR15/0512/O and the LLFA has **no objection in principle** to the proposals. We suggest that the following conditions are imposed:

Condition

The surface water drainage scheme shall be constructed in full accordance with the Below Ground Drainage Layout, prepared by Civic Engineers (ref. (DR)001 rev P04) dated 9th November 2017.

Reason- To prevent an increased risk of flooding and protect water quality

Condition

Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify run-off sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason- To ensure the satisfactory maintenance of un-adopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

5.4 Cambridgeshire County Council Highways Authority: I have no highway objections subject to following condition recommendations;

1.) No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 198 or a Private Management and Maintenance Company has been established).

Reason- To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

2.) No works shall commence on site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

3.) Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason- To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

4.) Prior to the first occupation of the development the proposed on-site parking shall be laid out in accordance with the approved plan and thereafter retained for that specific use.

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

5.) Prior to the commencement of use of the site, the approved wheel washing facilities shall be provided, and maintained, to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority

Reason- To prevent mud and extraneous material being deposited on the highway.

6.) Prior to first occupation of the development hereby approved, visibility splays shall be provided as shown on submitted plan GA003 P04 Highway Adoption and Dimensions Layout and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason - In the interests of highway safety.

7.) The accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent access road/public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To prevent surface water discharging to the highway.

5.5 Police Architectural Liaison Officer: July 2017- consider that this is a good layout and design that follows the principles of Secured by Design. Update

October 2017, my comments made then stand especially as more affordable properties are to be added to the design.

5.6 Environment Agency: We have reviewed the submitted information and have no concerns relating to the reserved matters for this application.

In our previous response to the outline planning application F/YR15/0512/O we stated that the residual risk of flooding at the site has been considered in the Flood Risk Assessment (FRA) and flood mitigation measures are proposed in section 6 of the FRA i.e. raising of finished floor levels and inclusion of flood resilient measures in the ground floor construction of properties in lower parts of the site. We consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the Internal Drainage Board. As such, the Middle Level Commissioners should be consulted.

The site is located in an area served by the public foul sewer. Foul drainage from the site must be connected to the public foul sewer with the prior consent of the service provider.

5.7 Housing Strategy (FDC): Due to the considerable demand for one bedroom properties, the bed sizes offered need to reflect the local need and therefore I suggest the following mix: 3 x 1 bed houses, 6 x 2 bed houses and 2 x 3 bed houses for the affordable rented dwellings. For the 4 intermediate tenure dwellings I would propose the following mix: 2 x 2 bed houses and 2 x 3 bed houses. I note that this re-consultation proposes the introduction of 3 x 1bed bungalows in response to the previous housing strategy comments. I support this proposal.

5.8 Arboricultural Officer (FDC) (previous comments on outline application): The main vegetation at this site is a line of poplars between 74 and 84 West Street. We have received a request to place a TPO on these trees. The trees were probably planted originally as a shelter belt and have been maintained in the past by pollarding. The trees themselves are in poor condition, some are dead/dying and others have significant decay pockets at the pollard points, and areas of trunk decay. As poplars do not have particularly durable heartwood, any advanced decay tends to lead to premature failure of limbs and trunks, and this has occurred with some of these trees. The trees do not warrant a TPO as they are in poor condition for the proximity to the road and would require regular pollarding if retained. However, it should be noted that due to the poor durability of the wood, such management tends to lead to progressive decay extending from the pruning wounds. However, the condition of the trees (decay pockets, deadwood and cavities) does make them a more valuable wildlife resource and the line should be assessed by an ecologist prior to any decision to remove them. If the line is removed it would mean the loss of a prominent landscape feature (despite the structural condition). Is it not possible to move the scheme back from the road and insist that the belt of trees is replaced?

Latest Comments (17.12.2017): I have no objection to the proposed soft landscaping for this application. The scheme has a varied choice of species to provide biodiversity to the development, particularly to the west of the site.

My only criticism would be the lack of screening to the existing properties in West Street adjacent to plots 17-26. Whilst there is some vegetation at the rear of the existing properties, their open view will now be obstructed by building. The use of small decorative trees in the rear of plots 17-26 may help break up the view of the new properties in the long-term.

5.9 Consultant Ecologist (PCC) (previous comments on outline application):

No objection to the granting of outline planning permission subject to strict adherence to the ecological recommendations. Also request that should no development take place within two years from the date of permission (May 2016) being granted, that an updated ecological survey be required to take place. Subject to my recommendations being fully incorporated into the approved scheme the development will in my opinion result in no net loss to biodiversity.

5.10 Local Residents: The occupants of 4 properties on West Street objected to the development. Comments are summarised as follows, however any comments objecting to the principle of and access to the development have not been included as this is not for determination:

- Drainage/Sewerage/ Flooding has not been fully considered;
- 2 storey buildings adjacent to bungalows does not take into consideration loss of privacy or light or impact on current character of area;
- The density of housing proposed is out of context with the surrounding neighbourhood;
- I am making an urgent request for the protection of a row of trees located south of 74 West Street Chatteris, and run between 74 West Street and 84 West Street.

6 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).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise;

Paragraph 7- The three dimensions to sustainable development.

Paragraph 11 – Applications must be determined in accordance with the development plan unless other material considerations indicate otherwise.

Paragraph 14 - Presumption in favour of sustainable development.

Paragraph 17 - Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32, 34 – 37, 39: Promoting sustainable transport

Paragraph 47 – Housing land supply
Paragraph 56-61- Requiring good design
Paragraphs- 203 to 206 – Planning conditions and obligations.

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
LP10– Chatteris
LP13 – Supporting and Mitigating the Impact of a Growing District
LP14 – Responding to Climate Change and Managing the risk of Flooding in Fenland
LP15 – Facilitating the creation of a More Sustainable Transport Network in Fenland
LP16 – Delivering and Protecting High Quality Environments across the District
LP17 – Community Safety
LP18- Natural Environment
Delivering and Protecting High Quality Environments in Fenland SPD (July 2014)

8 ASSESSMENT

• **Principle of Development**

- 8.1 Local planning authorities are required to have and to be able to demonstrate a five year supply of housing. The Council's five year land supply was recently tested on appeal in relation to a proposal for 6 dwellings on land south west of Syringa House, Upwell Road, Christchurch (reference No. F/YR16/0399/O). The Inspector in upholding this appeal and granting planning permission concluded, on the basis of the evidence presented to him, that the Council is currently unable to robustly demonstrate a five year land supply (the supply available is approximately 4.93 years).
- 8.2 The Inspector concluded that applications must be determined in accordance with the NPPF. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of housing. Paragraph 14 states that for the purposes of determining planning applications, this means that applications for housing can only be resisted where the adverse impacts of approving a scheme would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole.
- 8.3 In the case of this application, the policies which would have been considered as potentially influencing the supply of housing are LP3 and LP4 which are now rendered 'out of date'. Notwithstanding this, the principle of the development has already been established by the outline permission granted in May 2016 and does not need to be revisited now that there is no longer a five year supply of housing land.

Other Key Issues for consideration

• **Layout, Scale and Appearance**

- 8.4 The approved access to the site is off West Street, opposite Nos. 67-73. The access would be 5.5 metres wide with 2m footpaths on both sides, one which would continue in a northerly direction to tie into the existing footpath along West Street. Within the site, the plots are arranged mostly east/west off two main spine roads. The comments of the Refuse Team are noted. However, further amendments and additional plans show: no private roadways (except for Plot 27. Bin carry distance to the adopted highway is acceptable); and swept path analysis for refuse vehicles to be acceptable. At least 2 x parking spaces are to be provided, except for the 1-bed bungalows where one space is provided.
- 8.5 Within the site, back to back distances are at least 20m. The distances between the properties along the eastern edge of the development and the existing properties on West Street are: 25m to No 74, a 2-storey detached dwelling; and a minimum of 35m between Nos 54 to 72 West Street.
- 8.6 The comments of the residents and Town Council are noted. However, it is considered that the back to back distance between the existing bungalows and Plots 14 to 26 is acceptable and would not result in any significant impact on the amenity of the occupiers of these properties with regard to loss of privacy or loss of light, despite the difference in their scale (single compared to two storey). Plot 27 is at right angles to the rear of Nos 54 and 56. Two bathroom windows are proposed at first floor level to the eastern elevation of this Plot. Subject to the windows being obscurely glazed, amenity would be protected.
- 8.7 Subject to the proposed conditions the highways officer has no objection to the detailed layout submitted.
- 8.8 The proposed mix of 1, 2, 3, 4 and 5 bed properties has been established through consultation with a local property agent, FDC's Housing Officer, the applicant's preferred Housing Association and the Strategic Housing Market Assessment. The applicant has also indicated that the viability of the scheme would be compromised due to the increase in built footprint with single storey dwellings. The proposed materials are also considered to be acceptable.
- 8.9 15 x affordable dwellings are to be provided on site, in accordance with the signed S106. Other contributions include: Pre-school (£60,900), and primary education contributions (£189,459.90) (to be calculated using a formulaic approach once dwelling mix is determined); Libraries and Lifelong Learning towards Chatteris Library at £5,427.23; Public open space: on site provision of a minimum of 0.1124 hectares of children's play; Off-site provision open space/play provision of £50,580; Waste recycling at £15,486.00; Healthcare towards the George Clare Surgery at £18,240.00 for the provision of additional healthcare services arising; and Monitoring of County contributions - payment fee of £200.
- 8.10 The comments of the Town Council are noted with regard to Section 106 funding for the Little Acre Fen Pocket Park and the Old Railway Line Footpath

AGENDA ITEM 5

and Bridleway which are close by. However, the signed S106 Agreement provides: £34,000 towards the Huntingdon Road play area; £5800 towards the Honeysome Road allotments; £4000 towards St Peter's Church gardens; £5000 towards the Wenny Recreation Ground Woodland Walk; and £2050 towards the Chatteris Bridleway.

8.11 In summary, the details submitted with regard to layout, scale and appearance of the development is considered to comply with Policy LP16 which seeks to ensure that development makes a positive contribution to local distinctiveness and character of the area, and Policy LP2 and LP16 (e) which seek to ensure that development does not adversely affect the amenity of neighbouring or future occupiers.

- **Landscaping**

8.12 The S106 agreement requires the provision of 0.1124ha of public open space to be provided as part of the development. This has been provided to the west of the site. A detailed planting plan has been provided. The Tree Officer has no objection to the scheme which has a varied choice of species to provide biodiversity to the development, particularly to the west of the site.

8.13 Any development on the edge of a settlement will change the character of an area. In this case the character of the built up area (West Street) is predominately residential while the land to the south is open countryside. The development has been designed to address the transition towards the open land to the south.

8.14 The Council's Tree Officer had confirmed that the trees within the site are in poor condition, some are dead/dying, others have significant decay pockets at the pollard points, and areas of trunk decay and as such did not warrant a Tree Preservation Order.

8.15 The Tree Officer has recommended the inclusion of additional screening to the existing properties in West Street to the rear of plots 17-26. The use of small decorative trees in the rear of Plots 17-26 will help to break up the view of the new properties in the long-term. Similarly, Plots 1, 2 and 3 back onto the side elevation and driveway to No 84 West Street. Although there is a mature boundary to this southern edge of the site it should be reinforced with additional planting. Both these matters can be secured by condition.

8.16 The outline permission includes 2 x ecological conditions which aim to protect ecological interests on the site.

9 CONCLUSIONS

9.1 The principle of the development has been accepted. Therefore the details for consideration with this application are:

- Layout – mostly resembles the illustrative layout previously submitted. The road is to be adopted, except the access to Plot 27. Amendments have been made in

response to the highways officer's comments. A cycleway link is to be provided to West Street between Nos 52 and 54 West Street in addition to the new access previously approved further south. A surface water drainage basin and a play area will be provided to the west of the site, adjacent to the open countryside;

- Scale – the proposed dwellings are all 2-storey except for 3 x single storey dwellings. A mix of 1, 2, 3, 4 and 5 bed properties are to be provided;
- Appearance – the dwellings will be of a traditional, estate type design, built from buff brick, with either buff or blue brick heads, sills and plinth. Man- made slate roof tiles. UPVC windows and coloured doors. The materials schedule and plan for each house type provide further details.
- Landscaping – The surface water drainage areas include SUDS wetland mix and wildflower mix planting schemes. A structural planting mix/ hedgerow mix will mark the western boundary. A tree belt will be planted either side of the new access.

9.2 15 x affordable dwellings are to be provided within the site in accordance with the S106 (3 x 1-bed, 8 x 2-bed and 4 x 3 bed). The application has been amended during processing and all issues are now resolved with regard to highways and drainage/flood risk. The comments of the neighbours, Cllr Hay and the Town Council have been given due weight, but the reserved matters are considered to be acceptable subject to conditions and in conformity with Policies LP1, LP2, LP13, LP14, LP15, LP16, LP18 of the Fenland Local Plan 2014 and Paragraphs 17 and 56-61 of the NPPF and the application is recommended for approval.

10 RECOMMENDATION

Approve subject to the following conditions:

1. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 198 or a Private Management and Maintenance Company has been established).

Reason- To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

2. No works shall commence on site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.

Reason- To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

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3. Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.
Reason- To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

4. Prior to the first occupation of the development the proposed on-site parking shall be laid out in accordance with the approved plan and thereafter retained for that specific use.
Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

5. Prior to the commencement of use of the site, the approved wheel washing facilities shall be provided, and maintained, to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority
Reason- To prevent mud and extraneous material being deposited on the highway.

6. Prior to first occupation of the development hereby approved, visibility splays shall be provided as shown on submitted plan GA003 P04 Highway Adoption and Dimensions Layout and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
Reason - In the interests of highway safety.

7. The accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent access road/public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.
Reason- To prevent surface water discharging to the highway.

8. The surface water drainage scheme shall be constructed in full accordance with the Below Ground Drainage Layout, prepared by Civic Engineers (ref. (DR)001 rev P04) dated 9th November 2017.
Reason- To prevent an increased risk of flooding and protect water quality

9. Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify run-off sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason- To ensure the satisfactory maintenance of un-adopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

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10. Prior to the commencement of development hereby approved details should be submitted to and approved in writing by the local planning authority of: the specimen tree planting to be planted within the rear gardens to Plots 17-26; and the additional boundary treatments to the southern boundary within Plots 1, 2 and 3. The development shall be built out in accordance with the approved scheme.

Reason- To provide additional screening to the new development in accordance with LP2 and LP16 of the Fenland Local Plan 2014.

11. Notwithstanding the approved plans, all first floor bathroom and en-suite windows shall be obscure glazed and thereafter be retained in perpetuity.

Reason- To protect amenity in accordance with LP2 and LP16 of the Fenland Local Plan 2014.

12. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) 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 E);
- 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);

Reasons-

- 1. To ensure that the Local Planning Authority retains control over the future extension, alteration and enclosure of the development, in the interests of protecting visual amenity and the character of this part of the area in which it is set.
- 2. To prevent overlooking of neighbouring properties, in the interest of the protection of residential amenity.
- 3. To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings.
- 4. In order to control future development and to prevent the site becoming overdeveloped. In accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.

Case Officer	Team Leader
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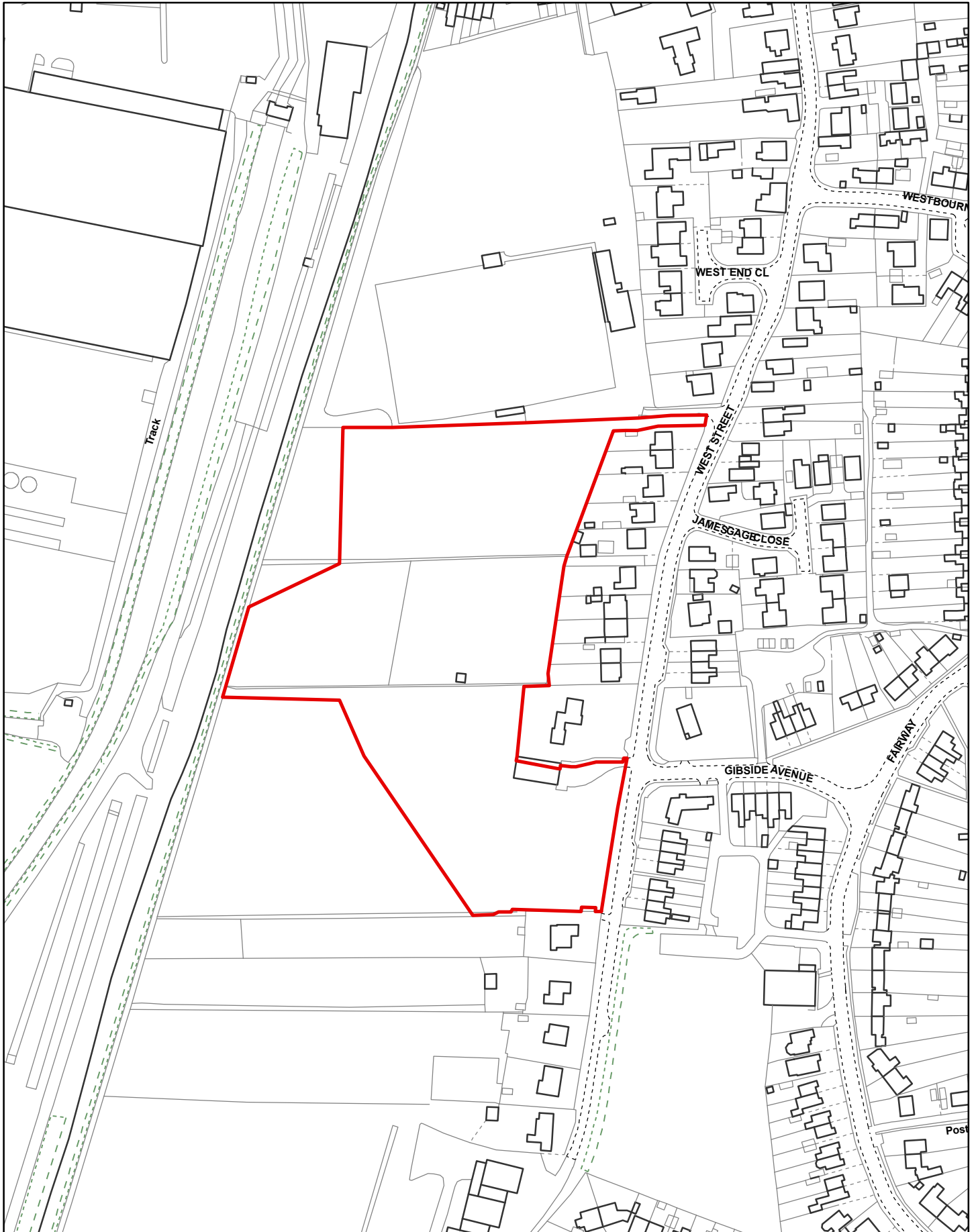
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Conditions

Various	Start date (if not retrospective)
AP01	Approved Plans

Informatives:

095A	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*



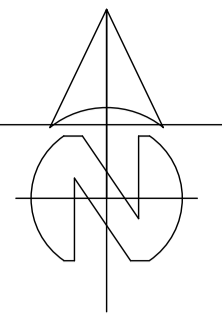
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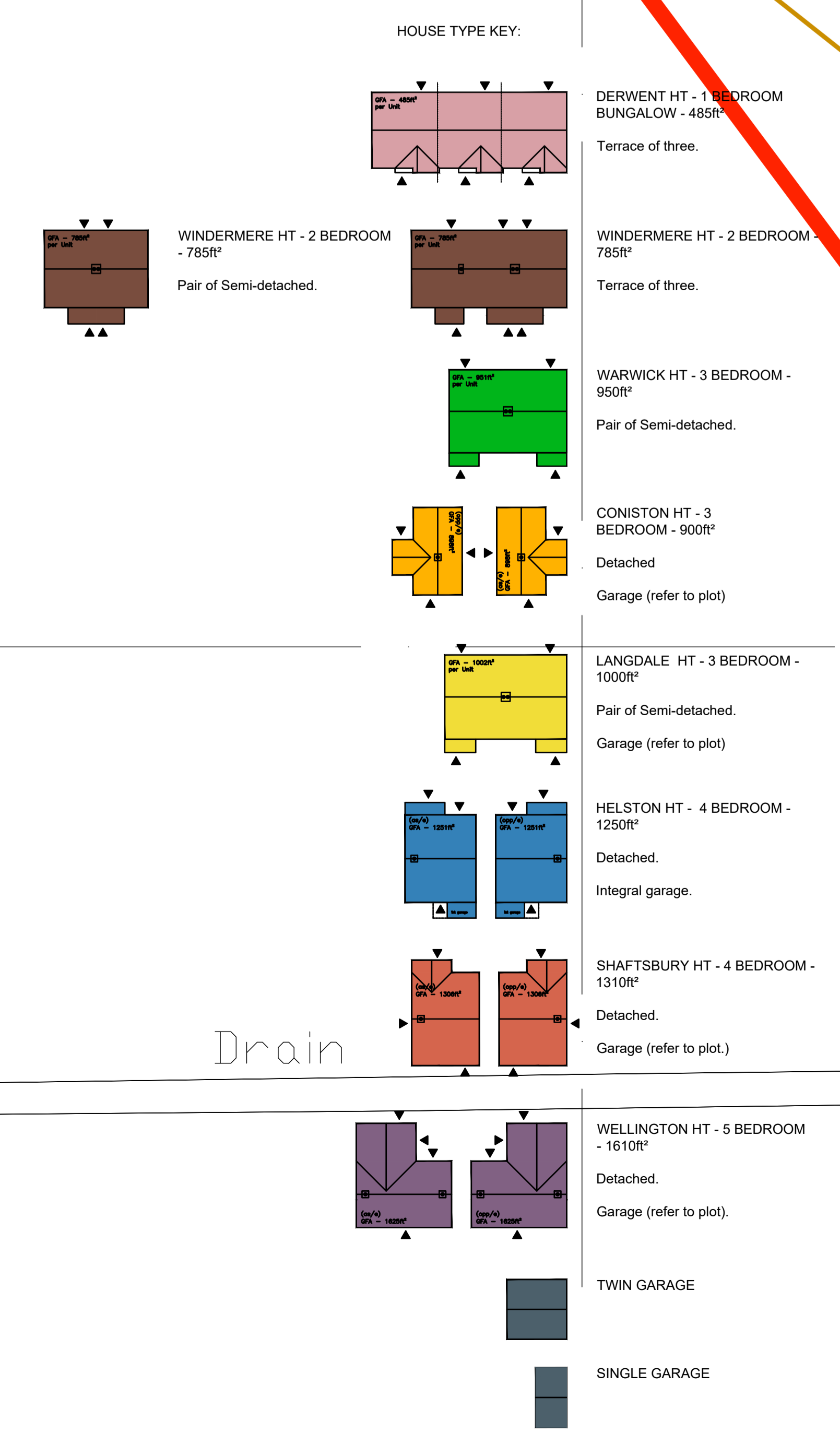
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Scale = 1:2,500





DWELLING BLOCK KEY:



- KEY:**
- DWELLING IDENTIFIED AS AFFORDABLE
- WALL FINISHES:**
- BUFF CAMBRIDGE FACING BRICK
 - THROUGH COLOUR RENDER
 - BLUE CONTRASTING DETAILS / FACING BRICK
- ROOF FINISHES:**
- MANMADE ROOFING SLATES / MARLEY THROUGH TONE
- LANDSCAPE MATERIALS:**
- REFER TO CIVIC ENGINEERS DETAILS
 - 1600mm CLOSE BOARDED TIMBER FENCING (SEE SEPARATE DETAIL)
 - 1500MM CLOSED/BOARDED GATE (SEE SEPARATE DETAIL)
 - 1200mm CLOSE BOARDED TIMBER FENCING (SEE SEPARATE DETAIL)
 - PAINTED TIMBER BIN STORE (SEE SEPARATE DETAIL)
- ROADS:**
- REFER TO CIVIC ENGINEERS DETAILS

F	RM Application - Resubmission	08/11/2017
E	RM Application - Resubmission	06/11/2017
DP	Discussion with RPS/JAG/EPD	09/11/2017
C	RM Application - Resubmission	28/09/2017
B	Type within Title block corrected	30/06/2017
A	RM Application Issue	03/06/2017
Project No: 2016-088 Plot No: 200 Revised: F Proposed Residential Development, Land to the West of West Street, Chatteris, Cambridgeshire Client: W & S Sandbach Ltd (of) D Bristen Proposed Block Layout Scale: 1:250 Plot Size: A0 Drawn by: CK		