

AGENDA

PLANNING COMMITTEE

WEDNESDAY, 28 MAY 2025

1.00 PM

**COUNCIL CHAMBER, FENLAND HALL,
COUNTY ROAD, MARCH, PE15 8NQ**

Committee Officer: Jo Goodrum
Tel: 01354 622424 (committee only)
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- 1 Appointment of the Chairman of the Planning Committee for the Municipal Year 2025/26
- 2 To receive apologies for absence
- 3 Appointment of the Vice Chairman of the Planning Committee for the Municipal Year 2025/26
- 4 Previous Minutes (Pages 5 - 40)

To confirm and sign the minutes from the previous meeting of 30 April 2025.
- 5 To report additional items for consideration which the Chairman deems urgent by virtue of the special circumstances to be now specified
- 6 To receive Members declarations of any interests under the Local Code of Conduct or any interest under the Local Code of Conduct or any interest under the Code of Conduct on Planning Matters in respect of any item to be discussed at the meeting
- 7 F/YR20/0234/O
Land North of 3A-9, Bridge Lane, Wimblington
Hybrid application: Outline application with matters committed in respect of access for the erection of up to 16 x dwellings. Full application for the formation of an

access, internal road, open space and drainage involving the demolition of existing dwelling and commercial buildings and provision of passing bays and a footway link to March Road. (Pages 41 - 64)

To determine the application.

- 8 F/YR24/1000/F
Land West of 27 Norfolk Street accessed from Morley Way, Wimblington
Erect 5 dwellings with associated garages and the formation of an attenuation pond (Pages 65 - 88)

To determine the application.

- 9 F/YR25/0211/PIP
Land North West of 1C Eastwood End, Wimblington
Permission in Principle to erect up to 4 x dwellings including the formation of a new access (Pages 89 - 102)

To determine the application.

- 10 F/YR24/0970/FDC
Land to the South of 8 Crown Avenue, Christchurch
Erect 1x dwelling (Pages 103 - 120)

To determine the application

- 11 F/YR25/0001/F
Sheltered Housing Accommodation, Roman Court, Leverington
Erect 4 x single-storey extensions to flats 3, 12, 13 and 14 (Pages 121 - 136)

To determine the application.

- 12 F/YR25/0072/F
5 Robingoodfellows Lane, March
Change of use from drinking establishment/club to 3no Flats involving the removal of external staircase (Pages 137 - 152)

To determine the application.

- 13 F/YR25/0156/F
Sharman Fabrications, Gaul Farm, Gaul Road, March
Erect 1 x self-build/custom build dwelling and erect 1 x storage shed involving demolition of existing shed and stable (B2) (Pages 153 - 170)

To determine the application.

- 14 F/YR25/0260/F
7 West Park Street, Chatteris
Erect a single-storey rear extension involving demolition of existing conservatory

F/YR25/0261/LB

7 West Park Street, Chatteris

External and internal works to a Listed Building: Single storey rear extension involving demolition of existing conservatory, installation of new gates and air source heat pump to side of dwelling and replacement of existing sash windows with new timber sash windows (Pages 171 - 194)

To determine the application.

15 Items which the Chairman has under item 5 deemed urgent

Members: Councillor D Connor (Chairman), Councillor C Marks (Vice-Chairman), Councillor I Benney, Councillor Mrs J French, Councillor R Gerstner, Councillor N Meekins and Councillor E Sennitt Clough

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PLANNING COMMITTEE

WEDNESDAY, 30 APRIL 2025 - 1.00 PM

PRESENT: Councillor D Connor (Chairman), Councillor C Marks (Vice-Chairman), Councillor I Benney, Councillor Mrs J French, Councillor R Gerstner, Councillor S Imafidon and Councillor E Sennitt Clough,

Officers in attendance: Matthew Leigh (Head of Planning), David Rowen (Development Manager), Danielle Brooke (Senior Development Officer), Alan Davies (Principal Planning Officer), Stephen Turnbull (Legal Officer) and Jo Goodrum (Member Services & Governance Officer)

P120/24 PREVIOUS MINUTES

The minutes of the meeting of 2 April 2025 were confirmed and signed as an accurate record.

P121/24 F/YR21/0852/O **FRIDAYBRIDGE AGRICULTURAL CAMP, 173 MARCH ROAD, FRIDAY BRIDGE** **ERECT UP TO 102 X DWELLINGS, A COMMUNITY BUILDING/MUSEUM AND** **SPORTS CHANGING FACILITIES INVOLVING THE DEMOLITION OF EXISTING** **BUILDINGS (OUTLINE APPLICATION WITH ALL MATTERS RESERVED)**

David Rowen presented the report to members and drew attention to the update report that had been circulated.

Members received a presentation, in accordance with the public participation procedure, from Gareth Edwards, the agent. Mr Edwards stated that the process for this site was started in 2018 with a meeting with the then Head of Planning, Nick Harding, and the ward councillor, Will Sutton, as WMS were concerned with what the effect of Brexit would have on the camp and its numbers. He expressed the opinion that it was agreed that the site was residential in form and the principle of residential development on a brownfield site was the most obvious long-term solution.

Mr Edwards expressed the view that the camp has the capacity for over 300 people to reside and prior to Brexit this was being achieved, however, at present it is running with between 100-150 which does increase slightly as the season goes on but to break even they need around 200 people. He stated that the majority of the people housed here at present are via the six month visa agricultural workers scheme, which WMS have a year left on this agreement and the maximum charge for individuals is set at £74 per week, with individuals having shared accommodation of up to 10 to a dorm with communal kitchen and bathroom facilities.

Mr Edwards stated that the company operates a fleet of 20 minibuses from the site along with 4 coaches to take individuals to and from their place of work. He added that WMS are looking at all options for the site and have had contact to provide accommodation for immigrants as well as contact with Platform Housing.

Mr Edwards made the point that the facilities that the camp offer are basic and only residential accommodation is provided in two accommodation blocks that were built in the 90s. He added that the number of former prisoner of war blocks were demolished to make way for these buildings and the remainder have fallen into various stages of disrepair, with the former clubhouse which was the officer's mess also being closed as it is unsafe and the only buildings that are in use at the moment are the shop and offices at the front.

Mr Edwards stated that they have dealt with a number of different planning and conservation officers throughout the 4-year process of this application which has led to a number of changes and various reports being commissioned to answer any queries raised. He understands the feelings towards the camp but as the report states an application was made to Historic England for listing and their view was not to list it due to its lack of completeness.

Mr Edwards expressed the view that WMS need to look at all options as the camp is now holding the company back and as a labour provider they are having to look elsewhere. He made the point that the application has the support of a number of consultees and it should be noted that the drawings are indicative, with the exact type of accommodation being part of any future reserved matters application and will take into account existing trees, the buildings shown to be retained and potentially lead to BNG being kept on site.

Mr Edwards referred to the reasons for refusal, firstly the camp and buildings already exist and it is not anticipated that the built form would move any further east than it exists and other than the newer accommodation blocks the buildings are not capable of conversion. He stated that all of the existing boundary treatments are to remain so the development will not be seen from the public realm.

Mr Edwards referred to refusal reason two and stated that the site has a public footpath on the opposite side of the road which not only provides access to Friday Bridge it continues to Wisbech and residents from the camp can often be seen using it. He stated there is also a public transport bus service from a bus stop at the front with good visibility for pedestrians to cross the road in each direction.

Mr Edwards referred to refusal reason 3, the site is not seen from the public realm and will not extend beyond what exists at present. He stated in relation to refusal reason 4, the buildings are in a poor state of repair, which, in his view, is understandable as they were not expected to be there for this length of time and English Heritage do not consider they should be listed.

Mr Edwards reiterated that the scheme drawings are indicative and the reserved matters can be designed to accommodate the requirements of each dwelling while retaining trees and buildings. He referred to refusal reason 6 and stated that they have provided the officer with a letter from MTP on behalf of Platform Housing who would be keen on purchasing the site for an 100% affordable scheme and they have also provided the heads and terms in relation to conditions 7 and 8 to secure contributions for BNG.

Mr Edwards hoped that members would be able to support the application with the conditions and Section 106 agreements appropriate, allowing WMS to move forward.

Members asked questions of Mr Edwards as follows:

- Councillor Gerstner questioned some late changes being submitted to the application and asked if the effect 102 dwellings may have on a small village in respect of its infrastructure has been considered? Mr Edwards responded that they are happy to enter into a Section 106 for any payments that would be required towards education and the letter from MTP and Platform Housing was not received until last week in relation to 100% affordable housing and was provided as soon as received. Councillor Gerstner stated that he does not think the question about the effect of 102 houses on the infrastructure in a small village like Friday Bridge has been answered? Mr Edwards acknowledged that there will be an effect and that is why the Section 106 will allow for payments to be made to contribute towards improving facilities as necessary.
- Councillor Mrs French raised concern with the likelihood of flooding, with Anglian Water stating that there is a possibility there could be flooding downstream, which Anglian Water could not cope with as Elm is full. She asked where does the sewage go presently, is it cesspits or tankered away? Mr Edwards responded that there is a treatment works that is

solely for the use of the camp.

- Councillor Mrs French made the point that with regard to Section 106 when it is 100% affordable there is very little other contributions required so by approving 102 homes it is going to totally saturate the village, schools and doctors cannot take the residents and she finds it unsatisfactory.
- Councillor Imafidon referred to the comment about the footpath continuing to Wisbech and the site being used for housing immigrants and requested an explanation. Mr Edwards responded that because the numbers since Brexit have decreased significantly the camp is not being run at capacity so there has been a need to look for alternative measures and they have had conversations with Serco on the potential for providing accommodation but nothing has gone further and it is only options being looked at currently. He added that the footpath is opposite the access and runs all the way along into Friday Bridge and then continues through Elm into Wisbech.
- Councillor Marks referred to mention of the applicant speaking to Serco and asked if this is to retain the buildings as they are if the site becomes an immigration holding point? Mr Edwards responded that there are 2 blocks that are used at present to house the workers and they were both built in the 1980-90s, indicating on the plan where they are located, so that is where they would stay in that accommodation. Councillor Marks asked if that would house 300? Mr Edwards confirmed that it does now. Councillor Marks questioned that it is quite possible that they could be used going forward and not do anything else on site. Mr Edwards confirmed potentially.
- Councillor Gerstner questioned that the road being 60mph? Mr Edwards confirmed it was at the front. Councillor Gerstner continued that predominantly the workers that are there at the moment are adult workers but 102 dwellings would normally consist of families and with affordable housing there would be children and those children would have to cross that 60mph speed limit to access a bus stop and asked if any thought had been given to mitigating the effects of this? Mr Edwards responded that speed reduction could be investigated to potentially achieve 40mph in this location, through the village itself it is 30mph, going into 40mph and then 60mph.
- Councillor Connor referred to the application being in progress for 4-years, asking why has nothing been undertaken about the 60mph road and why it was acceptable to change the application in the last 48 hours, which does not give officers time to peruse the changes and does not give time to committee to look at them and make comments. Mr Edwards responded that the additional information came forward in the heads of terms and the letter from Platform came in late, they have shown an interest but they are not saying it is a 100% scheme but is likely to be the way they would wish to move forward with the site. Councillor Connor expressed the opinion that it is an application that has not been thought out properly and is an incomplete application. Mr Edwards disagreed, they have answered all queries as they have arisen and there has been many different officers involved which has added to the timeframe. He added that the letter came in from Platform at the last minute, it was known they were talking to the applicant but the applicant is talking to several different people as they cannot afford to keep running the camp and are looking at various options.

Members asked questions of officers as follows:

- Councillor Mrs French referred to the potential for 100% affordable housing and asked how much Section 106 contributions could be achieved? David Rowen responded that the current adopted policy of the Council in the Developer Contributions SPD is that for 100% affordable schemes no other financial contributions are applicable.

Members made comments, asked questions and received responses as follows:

- Councillor Benney made the point that in the presentation it was heard that the company is struggling and it needs to look for other means of money, but, in his view, this proposal is not it, it is 1½ kilometres away from the village, it is not connected and is in the wrong place. He added that committee is not here to prop businesses up and they need to look at their own business model and if it is not working adapt that and not come to the Council for

housing in the wrong place. Councillor Benney stated that the development does look nice but it is just in the wrong place, there are safety issues with it and he feels that officers have the recommendation correct.

- Councillor Mrs French agreed with the comments of Councillor Benney but she is more concerned about the flooding downstream and committee should not be approving something that in the future where someone is going to have to deal with flooding. She referred to the flooding issues previously in Fenland and made the point that Elm did flood.
- Councillor Marks questioned what detriment this development would bring to the area if the camp is taken away and how it will affect Fenland businesses. He feels it needs to be borne in mind that there is a camp, with buildings built in the 1980-90s so it would have been built to a standard, so why would it be taken away when it is already known there is limited availability for short-term accommodation and planning will then get a lot more mobile homes applications around the area with farmers struggling that they have got nowhere to go. Councillor Marks stated that Friday Bridge was mentioned in an application in Manea and when the Inspector looked at it said that Friday Bridge was there and, therefore, not as many bed and breakfast or similar accommodation is required within the area. He added that he cannot support this application.
- Councillor Connor expressed the opinion that this is a poor application, there is a 60mph road, 102 houses going on the site without too much thought, flooding issues, and it is a mile and a half out of the village.
- Councillor Marks referred to an Anglian Water meeting he was at the previous evening about Chatteris Reservoir and one of things they are conscious of is accommodating local workers so maybe instead of taking away properties for bed and breakfast accommodation or similar the company should look at this instead of building residential in the middle of nowhere.
- Councillor Mrs French stated that the speed limit is 60mph and there have been numerous accidents in this location, which has some nasty bends, but the County Council only record fatalities. She feels for children to be expected to walk to school 1.5 miles away is unrealistic.

Proposed by Councillor Imafidon, seconded by Councillor Mrs French and agreed that the application be REFUSED as per officer's recommendation.

**P122/24 F/YR23/1021/F
LAND SOUTH OF SELWYN FARM, 71 SOUTH BRINK ACCESSED VIA ELLERBY
DRIVE, WISBECH
ERECT 12X DWELLINGS (7 X 2-STOREY 3-BED AND 5 X 2-STOREY 2-BED) AND
ASSOCIATED GARAGES**

Danielle Brooke presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Gareth Edwards, the agent. Mr Edwards made the point that the application comes with the support of officers and virtually all the statutory consultees apart from the Town Council but he hopes the committee will look favourably upon it. He stated that the comments of the Town Council are fair, however, this proposal is the last piece of the jigsaw and will allow all the roads and footpaths to be completed and adopted, with the applicant keen to move on site as soon as possible.

Mr Edwards advised that the application is to switch the extant approval for 26 mixed dwellings for 12 chalet bungalows and, in his view, the proposed dwellings will fit better with the already built dwellings on the site and very much look like Reason Homes properties. He stated that the overall development, open space and affordable homes exceed the current requirements and the proposal will reduce the number of dwellings by 14.

Mr Edwards stated that the applicant has reluctantly agreed to the NHS payment but it should be noted that he could have built the existing 26 units which did not require a contribution. He added that they have provided the solicitor details to make any revisions required to the Section 106 Agreement and hoped committee would be able to support the application with the conditions specified.

Members asked questions of Mr Edwards as follows:

- Councillor Sennitt Clough referred to Ellerby Drive being an unadopted road and in the objections there are concerns from residents about this so this proposal will be on an unadopted road going out into another unadopted road. She asked how he proposes to navigate this situation? Mr Edwards responded that due to the length of time this development started the whole section has to be adopted at the same time so it could not be partially adopted on a phased approach. He continued that the only reason it has not been adopted is because the road has not been finished but once this proposal is constructed and finished it will come forward for adoption. Councillor Sennitt Clough requested clarification that the road will be constructed up to adoptable standard? Mr Edwards confirmed that it will be adopted by County, both the existing and proposed roads.
- Councillor Imafidon made the point that it has been a long time since the first phases were completed and asked why it has taken so long to adopt it? He stated that there are a lot of developments where developers say the road is going to be to adoptable standards but then are not adopted so asked what is going to be different with this application? Mr Edwards responded that the agreement requires that either the original extant approval to be built out for it then to come forward and be adopted or this new proposal being developed for it to be adopted, which is a year long process from when it is completed and he is being told by Reason Homes that it will be adopted.
- Councillor Connor expressed the view that it has been 15 years and it has not been brought up to standard and he feels that Reason Homes have a history of this referring to a site in Doddington and asked what comfort can be provided to him that this will be undertaken. Mr Edwards responded that Reason Homes have confirmed to him that they want to get the construction phase of this proposal finished and signed off, he has not been involved with the other developments on the site but they are doing everything to adoptable standards with a view to it being adopted which would require the other roads to be finished. Councillor Connor sympathised with this but made the point that the County Council or this committee cannot make the applicant put a Section 38 on that road if they do not want to sign a Section 38. Mr Edwards stated that it is in the applicant's interest to receive the bond money back and get it finished.
- Councillor Mrs French asked, if this application is approved, when is work likely to start? She stated that she was on the committee when the original development was approved and with regard to adoption it is 2 years after it has been built. Mr Edwards responded that it is the last asset the applicant has in Wisbech now and they want to get it finished. Councillor Mrs French stated that it has taken a long time but credit to the company as the quality of their homes are good.
- Councillor Gerstner asked if the effect had been considered, if approved, the new building work would have on the existing residents and how are the building and the materials going to be accessed from the main highway? Mr Edwards responded that everything would have to come through the site, there is no access off South Brink, and there is a condition on the proposal for a management plan to be submitted.
- Councillor Imafidon stated that there is access from South Brink but whether it is suitable or not he does not know because it is speed and weight restricted.
- Councillor Connor referred to the attenuation pond, with Anglian Water being looked at to adopt this but as far as he is aware there has been no agreements with Anglian Water to take it on. He asked with the previous development and this new proposal will there be a management company if not adopted by Anglian Water? Mr Edwards responded that as far as he is concerned an agreement will be entered into with Anglian Water and there is no other solution as this is the intention.

Members made comments, asked questions and received responses as follows:

- Councillor Imafidon asked if there is way that a developer can be made to get the roads adopted? Matthew Leigh responded that there was not.
- Councillor Marks stated he listened to the presentation and there was one word that hit home, this was regarding the NHS and a reluctance to pay that contribution so if they are reluctant to do this how reluctant are they going to be regarding adoption of roads and everything else. He feels if some sort of safeguard can be put in place, if this application was approved, he would feel more comfortable than just passing it as this is the last development within the Wisbech area and there are alarm bells ringing.
- Councillor Connor suggested, with the committee's backing, that with the 12 houses that are proposed, if approved, that a condition is placed on the approval that only 9 can be occupied before the road is made up to adoptable standard, which will alleviate some of the problem here.
- Councillor Mrs French reiterated that she was on committee when the initial application was approved several years ago and there was going to be a doctor's surgery but thinks it was removed as it was not required and not due to reluctance. She expressed the view that the condition regarding building out of 9 might not be legal. Councillor Connor stated that this condition is permissible and Councillor Mrs French is correct in that the doctor's surgery was not needed at that time.
- Councillor Marks made the point that the reluctance was from what the agent said in his presentation about paying the money and was not in relation to the removal of the doctor's surgery from the proposal.
- Councillor Imafidon referred to the suggested condition proposed by Councillor Connor and asked what if the developer appeals or goes against this condition? David Rowen responded that the type of condition that Councillor Connor is indicating would be something along the lines of no more than 9 dwellings to be occupied prior to the road being brought up to adoptable standard or words to that effect and this would be a condition that would meet the relevant tests in terms of the lawfulness of a condition and if the committee is of the view that this is necessary to ensure that there is adequate access to these dwellings he can see no reason not to impose it. He added that this would only relate to the roads that are within the red line boundary of this application site so any other roads on this estate would not be included.
- Councillor Mrs French expressed the view that there are houses finished and the roads are not complete so members need to be careful that there are not bits of road that do not get finished.
- Councillor Connor expressed the opinion that his suggested condition will ensure that the roads on this application are complete, although the agent did indicate that all the roads would be to adoptable standard.

Proposed by Councillor Mrs French, seconded by Councillor Imafidon and agreed that the application be GRANTED as per the officer's recommendation, with the additional condition of no more than 9 dwellings being occupied prior to the road being brought up to adoptable standard.

(Councillor Imafidon declared, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he is a member of Wisbech Town Council but takes no part in planning)

P123/24

FYR25/0058/O

LAND SOUTH OF 2B AND 2C BRIDGE LANE, WIMBLINGTON

ERECT UP TO 9 X DWELLINGS (OUTLINE APPLICATION WITH ALL MATTERS RESERVED)

Danielle Brooke presented the report to members and drew attention to the update report that had been circulated.

Members received a presentation, in accordance with the public participation procedure, from Councillor Angela Johnson of Wimblington Parish Council. Councillor Johnson stated she is representing the Parish Council and local residents with strong objections to this application, fully supporting the officer's recommendation of refusal and reiterating the reasons for this refusal. She added that there are local concerns to those raised by the LLFA and Anglian Water.

Councillor Johnson stated that during the process of developing the Wimblington and Stonea Neighbourhood Plan there were a number of times when the issue of flooding was raised by residents and Bridge Lane is prevalent to these problems, not just surface water flooding but foul water and sewage problems, which is prior to the proposed construction of these nine dwellings. She expressed the view that flooding concerns relating to the dwellings to be constructed has been referenced, but it is also about the homes within that vicinity, with 2B and 2C having had extreme cases of high-water levels on the land surrounding their homes.

Councillor Johnson stated that Lily Avenue, which abuts one of the far corners, has experienced foul water problems resulting in Anglian Water having to come out to pump the drains. She expressed the view that Doddington waste water facility has regular visits from tankers removing excessive foul that cannot be dealt with at the facility.

Councillor Johnson stated that this site sits adjacent to the popular public right of way, the Woodman's Way, a promoted ramblers walk and part of the Meridian Walk, since part of the ditch at the access point from Bridge Lane was filled in the public right of way is also subjected to flooding. She expressed concern that the application includes the public right of way as part of the access road, which is a public road used by the public for leisure activities as well as a connection through to the village and its facilities.

Councillor Johnson stated that on the west side of the access there is a large telegraph pole which restricts the width of the proposed access, which will mean the edge of the road would be right alongside the bungalow on Bridge Lane. She feels sure that committee will have read through the objections raised by the local community that live in Bridge Lane and the village, the lane is exactly that, a single lane with no pedestrian path, which is a continuation of the Woodman's Way, with the walk there for people to enjoy the views of the open countryside and the natural historic environment of the Fens, not to be penned in by the view of a high fence, excessive trees or the side of a two-storey building.

Councillor Johnson requested, for all the right reasons raised by local residents, the Parish Council and the Planning Officer, that the application once again be refused.

Members asked questions of Councillor Johnson as follows:

- Councillor Gerstner asked if HGVs use this single-track lane? Councillor Johnson responded not anymore, a long time ago there used to be an HGV company, Clarks, but they were at the far end of Bridge Lane and did not come this far down, however, the refuse lorries do and that will create a problem because it is proposed to be a private road.
- Councillor Imafidon asked when the last incident was of foul water and sewage flooding? Councillor Johnson responded that when the real heavy downpours occurred in around 2021 where people were having sewage coming up through their toilets and up through the drains in their gardens. Councillor Imafidon asked if Anglian Water had taken any action since then? Councillor Johnson responded not along Bridge Lane, they have attended Lily Avenue and they have been questioned about it and have said there is ongoing developments.

Members received a presentation, in accordance with the public participation procedure, from Gareth Edwards, the agent. Mr Edwards reminded members that a similar application came before committee last year and they have acted upon the comments. He stated in relation to refusal

reason 2, they have provided the ecology assessment and BNG calculations, which is fully achieved on site and has the approval of the Council's ecologist.

Mr Edwards referred to refusal reason 3 and stated that negotiations have been entered into with Middle Level and a scheme has been agreed that they would be happy with, which makes improvements to the existing water course and provides more storage of surface water on site than is required for the development and should alleviate surface water flooding in the area and on the site. He expressed the view that as they are only looking for 9 dwellings this is a minor application that would not normally trigger a LLFA consultation so he was surprised to be asked for an extension of time to allow for this but agreed to it as they wanted to work proactively with the officers, however, they were not advised that the proposed response has been returned and found it posted online on 15 April so contacted officers to ask for an extension to allow them time to answer the questions only to be told that the Development Manager was minded not to agree an extension and advising them to withdraw the application.

Mr Edwards stated that he understands there is a need for applications to be determined as quick as possible but feels working together to overcome objections and finding solutions should, in his view, be taken into account. He advised they decided to go ahead with the application and liaised directly with the LLFA providing the revisions and additional information they required, with on 22 April receiving an email from them confirming they had no objections subject to a planning condition on the approval, which was forwarded to officers but they advised they would not be accepting the revisions so they have provided on screen the revised drawings as approved by the LLFA.

Mr Edwards referred to reason 1 of the earlier refusal and expressed the opinion that the officer's report draws from an appeal decision and Inspector's comments from an application which was in 2015 and the comments regarding the open and agricultural character of the area was somewhat different at that time to what it is now. He added that this is illustrated at 2.3 of the officer's report that at time the area marked white had been approved but not the other sites indicated, the numbers approved in the immediate vicinity according to the report is 194 dwellings since that appeal decision and approximately two-thirds of the land around the site has either been approved or is being approved and most of these sites were open to the public realm view whereas this site can only be viewed from the public footpath, being used for the grazing of horses for many years and not food production.

Mr Edwards stated that the site is bounded mostly with established hedging which is not being touched, the boundary with the public footpath they are providing a post and rail fence and hedge to maintain the width required and he would be happy to have a condition tying the height of these so there is surveillance over the public footpath as at present there is none. He expressed the opinion that the site is part of the built form, which is seen on 2.3 of the officer's report, which also shows to the east a recently constructed dwelling further back into the site and their site will provide alternative executive style dwellings for both self-build and smaller developers to purchase giving a diverse housing mix to the village and district as a whole.

Mr Edwards stated that refusal reason 2 has largely been covered with the lifting of the objection from the LLFA and the consultation with Middle Level, however, regarding the need for a sequential test due to surface water flooding, not only are they providing a positive solution to overcome this on site there has also been a recent appeal decision that if the site was found to provide wider sustainable benefits then planning permission could be granted despite the failure to comply with sequential test.

Members asked questions of Mr Edwards and Mr Love, the applicant, as follows:

- Councillor Mrs French referred to photographs being shown of the flooding in Bridge Lane in 2020 and asked if there has been any more flooding down this road since this time? Mr Love responded that there was the worst flooding in history in 2020, but it did not flood and

was drained into the substrate around the drain. He continued that they have included excavating part of the ditch in the revised scheme, which adds to the net biodiversity gain and they have 1,500 cubic yards extra in that attenuation pond. Mr Edwards added that the attenuation pond for the development requires it to be 347 metres cubed and they have provided an additional 1,500 metres cubed of storage on the site so it is four times bigger than it needs to be. Mr Love stated that not only is the site being drained but there is a net benefit to everyone surrounding it.

- Councillor Gerstner referred to the comments of the Parish Councillor with concerns about the public right of way and asked how they plan to address this? Mr Love responded that they have widened the public right of way, almost doubling it in size on the length of their field and he plans to put a post and rail fence along here that enables greater security and he will provide lighting so the public right of way can be used after dark. He continued that the right of way was provided so people could get access to the village.
- Councillor Imafidon asked if the public right of way will include a pedestrian path and in relation to the foul water and sewage problems that occurred previously what has been undertaken to address that issue? Mr Love responded that prior to the last application he provided land drainage at the rear of the two bungalows and it has not flooded since, however, in this application they have met with all the LLFA requirements and surpassed them considerably, there will be less water leaving the site if it is developed and they have alleviated the risk to the neighbours. He stated regarding the public footpath, they have widened it and will liaise with the Public Footpath Officer regarding the surface of it, he has lobbied for a surface. Mr Love expressed the opinion that lorries have used Bridge Lane and that is why he has some hard standing here but lorries have come in and out with no issues. Mr Edwards added that, regarding the sewage, they undertook a pre-app with Anglian Water who have said that they have capacity available.
- Councillor Mrs French referred to LLFA and the additional information submitted, which officers refused to accept and asked when it was submitted? Mr Love responded that it was on 17 April that it was refused by officers.

Members asked questions of officers as follows:

- Councillor Sennitt Clough asked for clarification on whether the path is a public right of way. Councillor Connor responded that it is a public right of way.
- Councillor Benney referred to the report stating that there is an Inspector's report that looked at the openness of the area but the applicant/agent said that this goes back to 2015. He asked for officers to clarify when this Inspector's report was? Danielle Brooke responded that the original application was in 2015 and it was dismissed at appeal in 2016, with there being a further refusal and appeal at around the same time, both of which suggested the openness of the character along Bridge Lane and particularly the land south of Bridge Lane which is part of this site. She added there has also been a recent refusal for the land immediately to the west and one of the reasons for refusal was again on the basis of character. Councillor Benney asked if there was an appeal on this decision? Danielle Brooke responded that this was a recent refusal, there may be one lodged but it has not come through yet.
- Councillor Gerstner referred to the map on screen showing planning applications surrounding the site and stated it looks built out already. Matthew Leigh made the point that not all those applications are approvals and there are some refusals also. David Rowen provided an explanation of each of the applications and made the point that this site and the site to the west, which was recently refused, are considered to form an open space and the last piece of open space along Bridge Lane and because of this it is quite important in providing relief from the dense built form elsewhere within Wimblington.
- Councillor Mrs French asked why officers refused to accept the documents on 17 April? David Rowen responded that there were two potential reasons for refusal, one of which relates to character and in addition the flood risk reason for refusal did not relate to an actual detailed drainage strategy, it was the fact that no sequential test had been submitted as part of the application to assess the sequential acceptability of the site rather than the

specifics of a drainage strategy. He added that the Flood Risk Assessment that has been submitted only deals with the fact that the site is in Flood Zone 1 and with matters of flood zone flooding and does not address, as the NPPF requires, all sources of flooding and the clear surface water flood risk that is evident on this site.

Members made comments, asked questions and received responses as follows:

- Councillor Mrs French expressed the view that the application should be deferred to look at what the LLFA are saying and to get a sequential test submitted.
- Councillor Connor agreed.
- Councillor Benney agreed, he feels drainage is important but the appeals mentioned in the report are too long ago and the character of the whole area has changed since so if there is a deferment he would only like to see it on the drainage and sequential test. He expressed the view to defer it on all the reasons for refusal is unfair and if it is refused just for drainage, which does need to be resolved, that is the reason that it comes back to committee and if a good drainage scheme can be achieved it will help alleviate the problems.
- David Rowen reminded members that an outline application for 9 dwellings on this site was refused in 2023 on the grounds of the character of the area, the in-depth nature of the development, which is essentially the same scheme in front of committee now. He continued that the character of Bridge Lane has not changed dramatically in the last 2 years and questioned what has changed since March 2023.
- Councillor Benney stated that the building work and the 88 Reason Homes at the top had not started then and now they are underway they are part of the character so that is what changes it and the fact that other development has been allowed in the vicinity is good reason to only defer it on the drainage.
- David Rowen stated that he believes the Bellway site had commenced in 2023 and even if it had not then there was a permission in place of 88 dwellings on that site so nothing has changed since then.
- Matthew Leigh advised members that the Council's decision for the adjoining site is also a material consideration and that is still so recent that the applicant could submit an appeal. He continued that whoever makes the decision there should be consistency and the adjoining sites decision and an application previously refused on this site would be significant material considerations in determination of this application.
- Councillor Marks acknowledged what officers are saying but feels the area has changed dramatically and it has changed when you drive down Bridge Lane. He asked what was the reason for 0449 being refused? David Rowen stated from memory there was about 7 different reasons for refusal. Councillor Connor added that the application was proposed for refusal and was referred to him, he took a look at the site and did agree with officers and there were 7-8 reasons for refusal. Councillor Marks made the point that there is now just one issue on this site which is flooding so with a deferral it is hoped a resolution can come forward. David Rowen stated that the refusal reasons for the 44 dwellings on land west of 2A Bridge Lane, which was refused earlier this year, was surface water flood risk and the application failing to pass the sequential test, character and appearance of the area, failure to provide sufficient transport information and highway mitigation, failure to demonstrate a high quality layout, housing mix, no affordable housing provision, failure to provide open space and failure to provide a legal agreement. Councillor Marks made the point that a number of those reasons for refusal do not relate to this application so committee needs to take what it has in front of it today and not what there was on a next-door site refusal and whilst he agrees with consistency, the applications are not like for like. He expressed the view that it is the reality of flooding that is the only issue as he thinks the character of the area is changing and feels that a deferral should only be on the issue of flooding.
- The Legal Officer stated that given that the refused application was just over a year ago it does engage the Code of Conduct guidance that if members wish to refuse or approve an application that has recently been refused as this has then the proposal should identify the reasons for the change in planning circumstances that justifies the approval. He added that if it is only being deferred today on the flooding/drainage issue then the proposer needs to

give planning reasons why matters have changed since March 2024.

- Councillor Mrs French referred to the first reason for refusal and she feels that 9 dwellings is not large scale and asked the Legal Officer to point out what part of the Code of Conduct he is referring to. The Legal Officer responded it is Paragraph 12 and read it out to members. Councillor Mrs French made the point that it is not being suggested that it is approved or refused but deferred. Matthew Leigh stated that Councillor Benney put forward the idea that the rest of the scheme would be accepted and it was only on flooding/drainage that it would be deferred so the Legal Officer's guidance is in relation to Councillor Benney's suggestion rather than the initial suggestion from Councillor Mrs French. Councillor Mrs French expressed the view that the Code of Conduct would only come in, if it is deferred, when it is brought back depending on what the outcome is then.
- Councillor Benney made the point that the Legal Officer is saying that if it is only deferred for drainage, how is committee addressing the issues that were previous reasons for refusal and asked if this is correct. It was confirmed by officers to be correct. Councillor Benney asked for the reasons why the application on this site was refused previously? David Rowen responded that the application was refused in March 2024 on ecology, which has now fallen away, surface water flooding and that the proposal would result in large scale in-depth development in a rural area characterised mainly by frontage development and would erode an important visual gap and area of separation between this part of Bridge Lane and the main built form of Wimblington, with the proposal, therefore, being contrary to LP3, LP12 and LP16 of the adopted Local Plan.
- Councillor Benney stated that for surface water there needs to be a drainage strategy and looking at the street scene, this application is more backland development than it is changing the street scene. He feels those reasons for refusal are not valid with this application as it does not change the street scene.
- Councillor Marks agreed with the comments of Councillor Benney, the actual road frontage is minimal so how is this frontage development. David Rowen read out the reason for refusal again with this reason saying that this is backland development in an area characterised by frontage development.
- Councillor Gerstner stated that he is uncomfortable, the committee has to be consistent and only less than a year ago an application was refused so he needs to be persuaded that the characteristics of this application has substantially changed since the previous application. He feels that members must be mindful that if the application is deferred on the grounds of flood risk or sequential test is the committee then giving the nod that when the application comes back to committee it will be acceptable and he feels the committee is putting itself at a big risk.
- Matthew Leigh stated that if the committee defers the application and is looking solely for information on a single reason for refusal then yes it would be a risk but if members defer it for additional information, debate it and determine it fully when it comes back then there would be no risk.
- Councillor Mrs French stated that the difference between now and when the application was refused in 2024 is that there are now all these houses surrounding the site, which she believes is a material consideration.
- Matthew Leigh advised that the wording for this reason for refusal is the same as previously refused and the indicative plan is very similar as the previous application and he is unclear why members would not have thought there were going to be 88 houses coming forward at the other site when it was already approved and in construction. Councillor Mrs French expressed the view that members were aware but did not realise the visual intrusion into that part of Wimblington and, in her view, 9 houses in Bridge Lane will not make any difference.
- Councillor Marks agreed with the comments of Councillor Mrs French, at the time when site visits were undertaken there were not 88 houses being built as they are now and it has changed the street scene and, in his view, it is making a difference and the only issue now is flooding.

- Matthew Leigh stated that in discussion with the Legal Officer, committee would not be able to agree certain parts of the application as members would be binding the next committee meeting so members need to defer an item on a specific issue, that issue is looked at and then an appendix report would be presented on this issue at a future meeting but the recommendation on the character of the area would still stand irrespective of what occurs with the sequential test, and at that stage members could consider if there had been changes in circumstances or there was not any harm.

Proposed by Councillor Mrs French, seconded by Councillor Imafidon and agreed that the application be DEFERRED to provide the applicant an opportunity to provide a sequential test and for the drainage to be considered by the consultees.

**P124/24 F/YR25/0106/PIP
LAND SOUTH OF 171-183 FRONT ROAD, MURROW
PERMISSION IN PRINCIPLE TO ERECT UP TO 4 X DWELLINGS AND THE
FORMATION OF A NEW ACCESS**

Danielle Brooke presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Chris Walford, the agent. Mr Walford stated that this proposal is a PIP application for 4 dwellings, with the site within the village and entirely within Flood Zone 1. He advised that the site benefits from an existing footpath that runs the full length of the site frontage giving pedestrian access to the entire length of the village.

Mr Walford made the point that the Local Plan defines Murrow as a small village where development will be considered on its own merits and normally limited to residential infilling but, in his view, the term normally implies there is some flexibility in that policy and brings with it the scope for logical development such as this proposal. He acknowledged the site is not infill but feels it can be considered a logical extension of the existing built form within the village.

Mr Walford expressed the view that the site is one of two remaining parcels of land within the flood zone within the village settlement that could accommodate frontage development, with this one being on the main road through Murrow, Front Road, and the second parcel of land being on the smaller Back Road and as such he feels that this is one of the most logical sites for small scale development. He referred to committee meetings talking about the need to grow villages through sustainable and logical extensions to contribute towards the local housing need and sustain local amenities, with a prime example being Murrow's pub, The Bell, which has recently been renovated and up and running under new management and there is also Pollington's newsagents and general store, with Peter Humphrey Associates obtaining planning permission for this store in 2011 and had been running for 14 years but has recently had to close due to a downturn in its use and running at a loss for the last two years so more development in the village will help sustain what facilities are left.

Mr Walford referred to the emerging Local Plan, which whilst does hold limited weight, has this site allocated within it with the knowledge of the two appeals. He stated that on the first appeal if the logic of employment growth and the use of a car within a village are used then there would not be any development supported in any village as most people are working in the towns and cities and not the villages and focusing on car dominance is out of date and with the regard to the second appeal it is acknowledged that this is not an isolated location, it is part of the built form but is not infill but his understanding is that it is normally limited to infill.

Members asked questions of Mr Walford as follows:

- Councillor Sennitt Clough stated that she knows Murrow very well as she used to live there and Pollington's closed as it used to shut at 4pm every day so was not open when people

were coming home from work. She stated that she does not think this is infill because there is a large section of land here and it does not abut at the other end to a linear development or anything. Mr Walford responded that the point he was making is it is a shame that the shop had to closed and sustainable areas could hopefully sustain something like this, with more people in the village meaning that more people would use it, although the opening hours is not something that can be controlled. He reiterated that as seen on the plan this is the last site that is in the Flood Zone 1 area and is clearly an extension of the built form, they are not saying it is infill but it is a logical extension.

Members made comments, asked questions and received responses as follows:

- Councillor Benney stated that he visited the site the other day and agrees with the agent that it is a logical extension of the village. He referred to the same situation in High Road, Gorefield a few years ago, with houses with one side of the road, fields on the other and that was approved so the committee has approved similar applications in other areas. Councillor Benney agreed that villages need extra homes as if villages do not grow they die and the issue of needing a car equates to anyone who lives in Fenland. He feels it is good use of land, the change from 3 to 4 is a material change and he can see nothing wrong with this proposal.
- Councillor Mrs French disagreed and feels that the officer's recommendation is correct.
- Councillor Marks stated that he would always support infill but could not say it is infill for this proposal, it is interesting to hear the two opposing views as he was not in favour of the application but is now 50/50.
- Councillor Gerstner agreed with Councillor Benney on the need for villages to grow slightly and this is a small scale development, the people that move here will know what facilities are in the village and what infrastructure is in and around the village so he feels it would be a positive sign for Murrow.
- Councillor Imafidon expressed the view that it is a continuation of linear development of the village and that houses are needed to make the village sustainable. He referred to the comments of the Parish Council who are in support of the application and does not see a problem with the proposal as there are houses the other side of the road, it is a nice continuation of the village and there is no flood risk.
- Councillor Sennitt Clough stated that she moved to Murrow in 2014, living here for 4 years and still visits the village regularly and in that period of time Murrow has grown, there have been several new houses but the shop has still closed and whilst the pub has recently reopened it was closed for a time so she does not support the argument that new houses and new builds sustain local shops based on her experience.
- Councillor Connor stated that he is an advocate of seeing villages grow and feels this is a typical example of where there is no growth the pub will shut and it reminds him of Turves, which has no facilities at all. He stated that he is in favour of this development as villages need to be made more sustainable and not everybody wants to live in towns.
- Councillor Marks acknowledged the comments of Councillor Sennitt Clough, but the pub has recently been renovated and this must have been undertaken on facts and figures that are there now as money is not spent unless it is believed there is a viable business. He feels it is about land usage with this proposal, it looks to him that the land has not been used for a number of years, has it been left fallow due to the application and wanting to build on it or is there just going to be a piece of land that sits there so does it make better sense for land use to place some houses on it or just leave it as it is and he is torn between the two.
- Councillor Benney made the point that people keep saying we do not want these houses, but you do not see houses built standing empty for long and anyone who comes here will know what they are buying. He feels there is a need and these type of dwellings are built generally by small builders which brings local employment to local people and villages do need to grow.
- Councillor Connor made the point that the site lies in Flood Zone 1, which he feels is a prime consideration.

- David Rowen reminded committee that under the Town and Country Planning Act there is a requirement for applications to be determined in accordance with the adopted Local Plan unless material considerations indicate otherwise and there has been two previous refusals by the Council under this Local Plan on this site both of which have been dismissed at appeal.

Proposed by Councillor Mrs French, seconded by Councillor Sennitt Clough to refuse the application as per officer's recommendation, which was not supported on a vote.

Proposed by Councillor Benney, seconded by Councillor Imafidon and agreed that the application be GRANTED against officer's recommendation.

Members do not support officer's recommendation of refusal as they are aware of the previous refusals under the Local Plan 2014 but feel this plan is out of date and has not yet delivered the housing that it should have done.

**P125/24 F/YR24/0610/F
LAND EAST OF DRAGONFLY COTTAGE, SEADYKE BANK, MURROW
CHANGE OF USE OF LAND FOR THE STATIONING 4 X RESIDENTIAL MOBILE
HOMES ON 2 X PITCHES, FORMATION OF HARDSTANDING AND ACCESS AND
POST AND RAIL BOUNDARY FENCE (1.5 HIGH MAX)**

David Rowen presented the report to members and drew attention to the update report that had been circulated.

Members received a presentation, in accordance with the public participation procedure, from Stuart Carruthers, the agent. Mr Carruthers stated he had little to add to the officer's report and was happy to answer any questions.

Members asked questions of officers as follows:

- Councillor Mrs French asked where the travellers policy document is? She stated that she met the manager a few weeks ago and was informed it was completed. Matthew Leigh responded that whilst a draft has been received there is some comments and feedback in relation to the addition of documents, but it is not specifically a policy but in relation to the need. Councillor Mrs French asked when it was likely to be available? Matthew Leigh responded that he cannot give a definitive date as they want to make sure it contains the correct information. Councillor Connor asked officers to provide committee with an update on the likely completion as it has been mentioned for some time and seems to be taking a long time to be finalised.
- Councillor Sennitt Clough referred to the paragraph in the report about the lack of a 5-year land supply for gypsy and traveller pitches and then the subsequent paragraph it mentions that the site is in Flood Zone 3 and because there is a shortage the fact that it is Flood Zone 3 is mitigated by that shortage, but in reality it is Flood Zone 3. She asked what practical ways of mitigation there were for the reality of flooding? David Rowen responded that there is recommended condition 5 which is that the development is to be carried out in accordance with a submitted Flood Risk Assessment which the Environment Agency have commented upon and which will require the finished floor levels of the mobile homes to be at least 0.3 metres above ground level secured with relevant ground anchors and also for the residents to sign up with the Environment Agency's Flood Line service.

Members made comments, asked questions and received responses as follows:

- Councillor Gerstner referred to Parson Drove Parish Council, the North Level IDB and Environment Agency all recommending refusal so feels it makes it a slightly difficult decision to make. David Rowen responded that the IDB have raised concerns largely on their access to the drain at the back of the site indicating on the receipt of consent they are willing to

relax the bylaws of 6 metres for a fence line providing the mobile homes are sited 9 metres from the water course, with the green wildflower meadow strip providing the 6 metre strip and the caravans themselves can be sited 9 metres away from the drain, which is one of the recommended conditions. He continued that the Environment Agency do object to the application as it is in a highly vulnerable flood risk category but it has indicated it is outside of the breach hazard map extents and as such it recommends, if members are minded to grant, that the requirements are secured through conditions. David Rowen added that the Parish Council's objections is its views but the comments of a Parish Council are not a material planning consideration for the committee to have regard to in its determination. He stated that whilst there are these comments there is nothing that would justify a refusal or that would preclude granting the application.

- Councillor Mrs French made the point that Fenland has a duty to make sure that there are enough allocated spaces for travellers.
- Councillor Connor reminded members that when such proposals have been refused and then appealed the Inspector has found that they need to happen.
- Councillor Marks made the point that there have been similar applications at Wimblington and Chatteris and they have been approved and whilst he recognises it is in Flood Zone 3 others have been in Flood Zone 3. He referred to consistency and there is not being a policy around travellers, feeling it is good usage of land.

Proposed by Councillor Marks, seconded by Councillor Mrs French and agreed that the application be GRANTED as per the officer's recommendation.

**P126/24 F/YR25/0078/F
17 PRIORS ROAD, WHITTLESEY
ERECT 2X DWELLINGS (SELF-BUILD/CUSTOM BUILD) INVOLVING
DEMOLITION OF EXISTING DWELLING AND OUTBUILDING AND ALTERATIONS
TO EXISTING ACCESS**

Alan Davies presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Matthew Hall, the agent. Mr Hall stated that this application is for a local family whose immediate family also live in Whittlesey and the adjacent villages of Coates and Eastrea. He made the point that Whittlesey Town Council support the application and there are no objections from any members of the public, with the neighbour whose garden backs onto this development having e-mailed the Council to support the application.

Mr Hall expressed the view that the one key point that has not been raised is that on 7 March they e-mailed the officer after the application had been submitted for 5 weeks asking for an update and they were told it was going to be recommended for refusal, even though everything on the public access was positive, and they were told they would not accepting any more information. He stated that he questioned this because the queries, in his view, seemed minor and he was told again that they were not accepting any more information.

Mr Hall expressed the opinion that they would have been able to provide the information the next day or possibly the same day and for plot 2, they are 0.3 metres short. He feels that for plot 1 the officer's report is very positive, no issues with the bungalow in terms of design, overlooking or overshadowing but it appears that plot 2 is the concern, the garage is 6 metres wide and 6.7 metres long and the difference between themselves and the officers is 1 foot, which they can easily overcome by moving the utility wall back to achieve this and providing an additional bit of tarmac for the turning head, which they had tried to resolve in March.

Mr Hall expressed the view that plot 2 is largely hidden behind the dwellings on Priors Road so it will not be seen, it does not overlook the school or other properties and plots 1 and 2 do have a

third garden area. He referred to a photo on the screen, which shows the site with the large bungalow being demolished, there is a chalet bungalow next door and other bungalows in the vicinity which is the character of the area and it can be seen that most of the site would be hidden from view.

Mr Hall expressed the opinion that from the Google map on screen they are not encroaching into the countryside as it is the same boundary that has been established there since the bungalow was built 60-70 years ago so they are staying within the limits of this site. He made the point that there are no technical objections to this application from any party, no residents have objected, the site is all in Flood Zone 1 and it is within the built-up form of Whittlesey.

Mr Hall stated that if members share the officer's concerns with regard to the garage and turning head he would ask for a deferral to enable them to resolve these issues.

Members asked questions of Mr Hall as follows:

- Councillor Sennitt Clough asked what is the land used for to the west of the site? Mr Hall responded that it is in separate ownership and he only knows that it is a field. Councillor Sennitt Clough questioned that there is a drain in between the site and this land.
- Councillor Marks stated that he quite likes this proposal and asked if the people building these properties are going to be living there with family members? Mr Hall responded that they are living on site at the moment, they are proposing to demolish the bungalow, which is not in the best of condition, and they would be building plot 1. He is not sure if family members will be moving into plot 2 or whether they would move from plot 1 to plot 2. Councillor Marks stated that having had elderly parents looking to move them into the same curtilage, in his view, makes a nice application.
- Councillor Marks referred to there being a foot or 12 inches difference and it would need a deferral for this to be rectified. Mr Hall responded that looking at the officer's report plot 1 is fine but plot 2 they are 12 inches short front to back on the garage but they would not have to make the property any bigger and just move the utility wall back a foot so the utility would be smaller and the extra would be gained for the garage.
- Councillor Gerstner asked when the bungalow currently on site was last lived in? Mr Hall responded that when he first visited the site last year there was an elderly lady living there on her own, she sold the site and the applicant lives there with his family so it is being lived in at the moment, but the heating has been repaired or renewed and there is mould in the current property.
- Councillor Gerstner questioned there being limited amenity space for the two properties. Mr Hall responded that he disagrees, there is a third garden area for plot 1 which officers confirm and for plot 2 there is also a third garden area and looking at the dimensions they are 10.8 metres and 9.2 metres, which he feels is reasonable.
- Councillor Gerstner asked whether the orchard that was there about 80 years ago would be replaced? Mr Hall responded that he would not remember this but probably not.

Members asked questions of officers as follows:

- Councillor Marks referred to tracking being an issue with a vehicle and asked what size vehicle this is based upon? Alan Davies responded that it would be a standard car for a private drive to serve 2 dwellings.
- Councillor Gerstner asked if the applicant made the garage more acceptable would that alleviate the issues? Alan Davies responded that if the garage was amended to comply with policy, the garage could be counted as one of the parking spaces which would make the overall number of parking spaces for plot 2 acceptable in policy. Councillor Gerstner asked if there would still be an issue with the turning head? Alan Davies responded that would not overcome the turning head area and this would have to be amended on plan. Councillor Gerstner stated that engineering wise if the garage is put right would that then make the turning head acceptable? Alan Davies responded that the work to the garage on its own would not as the turning head would have to be slightly amended to make that acceptable

so if both were undertaken it could comply with policy in terms of the size of the internal space of the garage and the turning head but, in his view, the suggestion was to just increase the depth of the garage to make it policy compliant.

- Councillor Marks asked if these issues could be conditioned if committee is minded to pass the application today? Alan Davies responded that without prejudice to this, the other reason for refusal is that for the size of dwelling that is being proposed has a rear garden depth of about 10 metres and whilst the overall quantum of amenity space for plot 2 complies with policy that counts for every single strip of grass around the dwelling. He stated that officer's concern is that it is a very big dwelling, a five-bedroom property, with very little private amenity space for future occupants, which is not the same conclusion with plot 1 as this is a three-bedroom bungalow and there is sufficient amenity space. Alan Davies stated that whilst potentially with a condition it could resolve the issues of manoeuvrability and make the garage available as a policy compliant parking space it does not overcome the fact that there is not a sufficient amount of private usable space for the rear garden for a dwelling of this size. Councillor Connor made the point that whilst it is a big dwelling not everybody wants a big garden, it is a matter of choice and if approved today the person who buys that house will have that choice.

Members made comments, asked questions and received responses as follows:

- Councillor Marks made the point that he hates gardening, he uses a stick and he does not want to be pushing a lawn mower around a very big piece of grass. He continued that not everyone wants big gardens, there was a similar debate on an application at Guyhirn and, in his view, if this came on the market this falls to a family, mum and dad possibly elderly parents moving into the second property and it is likely that the elderly may not have 2 vehicles. Councillor Marks stated that with minimal changes and conditions it could be approved instead of deferring it and he supports the application with a couple of conditions.
- Councillor Connor referred to Mr Hall stating that tomorrow he would get the amendments done which would resolve most of the problems that are outstanding on this proposal. He expressed the opinion that it would not be prudent to bring it back to committee when there are such long agendas for such simple conditions so if it was approved today officers could be asked to deal with the conditions.
- Councillor Marks made the point that there are no objections and Whittlesey Town Council support the proposal so committee should be led by their steer.
- Matthew Leigh stated that a permission cannot be conditioned with substantial changes to the basis of the application, although members can delegate determination of the application subject to an amended scheme that would provide a policy compliant application in relation to car parking and access.
- Councillor Marks asked for clarification on parking as members are being told that it does not meet the requirements currently and is it being said that it needs more car parking spaces or that if the garage is moved by a foot which gets an extra car parking space that this will then cover this? Alan Davies responded that it needs the internal dimensions of the garage to be increased so that can count as one parking space which would then make it policy compliant in terms of the overall provision of parking for plot 2.
- Councillor Connor referred to the turning head and asked what would need to be undertaken to this to make it compliant? Alan Davies responded that it would need to be tracked and potentially widened but he does not have the measurements to hand, they have consulted Highways and it raised concerns with that manoeuvring area.
- Matthew Leigh stated that the agent has indicated that they can overcome those two reasons.
- Councillor Connor stated that he does not want this application coming back to committee and asked Mr Hall to come before members again to say whether he was happy to undertake the amendments to resolve the issues, which can be conditioned. Mr Hall confirmed that they are happy to undertake the amendments, working with officers to address these issues.

- Councillor Marks questioned why Highways are dictating the turning head on a private road? Alan Davies responded that Highways refer to it in its response and the officer took it into account and as it is presented it does not work but it is not looking to be refused on Highways grounds. Councillor Marks asked for clarification that although Highways made an observation it should not be considered. Matthew Leigh responded that as decision makers there is a need to ensure that development works and that includes internal things such as amenity space and car parking, so if there are concerns about the functionality and the likely quality of a development internally they can be raised. He continued that the reason that Highways have concerns on applications such as this is if it thinks it is not going to work that can have an impact on the highway, such as additional parking on the highway or additional points of conflict on the highway. Councillor Marks questioned the Highway comments being an observation? Alan Davies responded that in effect yes because they have not objected but it is an observation that the manoeuvring area does not work at present as proposed.
- Councillor Benney stated that if this application is going to be put back into the hands of officers to deal with, what happens if there is not a resolution and if a wall cannot be moved 12 inches, is that just giving authority to officers to refuse it because members do not want it to come back to committee. Matthew Leigh responded that if committee delegate approval subject to x, y and z and then they cannot be undertaken then refusal has not been indirectly delegated and it would have to be referred back to committee for determination.

Proposed by Councillor Marks, seconded by Councillor Mrs French and agreed that the application be GRANTED against the officer's recommendation, subject to authority being delegated to officers to resolve the issues relating to car parking and the turning head and applying conditions.

Members do not support officer's recommendation of refusal as they feel that the proposed layout does not constitute overdevelopment and the parking issues can be overcome by negotiation.

(Councillor Benney declared that the agent has undertaken work for Chatteris Town Council and himself personally, but he is not pre-determined and will consider the application with an open mind)

(Councillor Gerstner declared that he knows the family historically as he went to school with them but does not know the applicant himself)

(Councillor Imafidon declared that the agent has undertaken work for him personally, but he is not pre-determined and will consider the application with an open mind)

(Councillor Sennitt Clough declared, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that she is a member of Whittlesey Town Council but takes no part in planning)

**P127/24 F/YR25/0084/F
6 BRIDGE LANE, WIMBLINGTON
CHANGE OF USE OF LAND TO DOMESTIC LAND, ERECTION OF A SHED AND
FORMATION OF HARDSTANDING INVOLVING THE DEMOLITION OF EXISTING
GARAGE (RETROSPECTIVE)**

Alan Davies presented the report to members and drew attention to the update report that had been circulated.

Members received a presentation, in accordance with the public participation procedure, from Councillor Angela Johnson of Wimblington Parish Council. Councillor Johnson stated that there have been a number of previous applications, an appeal against an enforcement notice and now another planning application with retrospective inclusions. She expressed the view that this is a large agricultural/industrial warehouse, not a garden shed, being built to house large heavy

vehicles, erected in the grounds of the dwelling of 6 Bridge Lane, with the property itself already housing three double brick built garages.

Councillor Johnson expressed the opinion that the application has not retrospectively erected a shed, an industrial storage unit has been erected that towers above the already uncharacteristic 7 foot high brick wall to a height of almost 19 foot for the industrial storage unit, which invades the skyline of a lovely quiet residential country lane. She continued that the industrial unit has, in her view, impacted upon the historic environment and agricultural nature of Bridge Lane's surrounding countryside.

Councillor Johnson expressed the view that shortening the length of this industrial unit has no bearing on the fact that it imposes on the close residential dwellings, some already enclosed behind the 7 foot brick wall and it closes off all the previous open views across agricultural fields and the countryside and if the applicant is granted permission and the industrial unit is made smaller she questioned where the applicant intends storing the rest of his vehicles. She made the point that the applicant does already have the use of three big brick built garages integral to the dwelling.

Councillor Johnson expressed the opinion that the land is not being changed to domestic use, it is being changed to house an industrial storage unit, which is not domestic by any means. She referred to the flood issues in Bridge Lane and the large area of impermeable ground that is covered on this site can, in her view, only exasperate this problem, especially when including the surface area of the roof of the industrial unit.

Councillor Johnson stated that Wimblington is an historic village that should not be eroded by the construction of an uncharacteristic building within its village environment as of Bridge Lane. She made the point that the Inspector dismissed the appeal against the enforcement notice, part of this being that it is an uncharacteristic building within the environment and the Planning Officer, the Parish Council and local residents all recommend refusal of this application.

Councillor Johnson expressed the opinion that the enforcement notice should be implemented and action taken and if the applicant wishes to keep their old rare steam engines indoors then maybe they should look into an industrial unit in one of the nearby industrial estates. She asked that committee to take into consideration the impact this is having on local residents and refuse the application.

Members asked questions of Councillor Johnson as follows:

- Councillor Marks referred to a previous application at the committee in the lane and the landowner for that application saying he had undertaken a lot of mitigation work already, he is putting in a pond and that is helping the local area. He asked since the area has been concreted on this application site has there been any localised flooding in that area? Councillor Johnson responded that there was flooding in 2021 and 2022, which she has experienced as she lives locally. Councillor Marks asked if she was attributing it to this one piece of concrete? Councillor Johnson responded no it cannot be attributed to one single thing, it is because there are 88 dwellings at the front top end of Bridge Lane, along with Lily Avenue and there are 44 further dwellings currently being constructed and it is the impact of all of that that is pushing the water down this way, as it is on a hill.
- Councillor Benney referred to it being said it was an industrial unit and asked what industry is taking place here? Councillor Johnson responded that she referred to it looking like an industrial unit, the size and colour of it, which match with the industrial units you would see across on the Eastwood End industrial estate. Councillor Benney asked if it is being used for an industrial or commercial purpose? Councillor Johnson responded that she has no idea what it is being used for apart from storage of a steam engine, tractors and various large heavy vehicles.

- Councillor Marks made the point that it could be a hobby shed with a large hobby and asked Councillor Johnson if she agreed? Councillor Johnson responded that she would not agree that it is a shed but a large industrial metal unit and questioned whether Councillor Marks had actually seen it. Councillor Marks stated that he cannot see a lot of it from the bypass and when he has come down Bridge Lane it does not feel it is that visible. He remembers discussing the application for the property being built on the site and the height of it and made the point that you cannot tell that the property is any taller than any of the others. Councillor Johnson agreed that you may not see the unit from the bypass but it is about the visual impact from the village side.
- Councillor Benney asked what distance is this structure from the village as it is right on the edge of Wimblington questioning the visibility. Councillor Johnson stated that it depends where you are coming to it from the village but did not know the actual distance but it can be seen from a distance. Councillor Connor stated that it is roughly 400-500 metres from Lily Avenue and about 300 yards from the top of Bridge Lane. Councillor Benney stated that this is if you could see it through the 88 houses that have just been built.
- Councillor Marks asked where would the centre of the village be? Councillor Johnson responded that where the village hall is but Wimblington has expanded that much now the centre of the village could be moved closer towards the 88 dwellings that have been built. She added that it is not just about the village but the people who live in Bridge Lane and the impact it already has on them. Councillor Johnson stated it is also about the countryside, which she knows members feels has already been eroded by the 88 dwellings, but it does not mean it has to carry on being eroded by an industrial unit being put there as well. Councillor Marks expressed the view that the same argument could be put forward for Mr Knowles very large warehousing, one by the church on the A141 and also the other in the village, but there was not that many complaints as this application is causing with it being a smaller development. Councillor Johnson responded that this is not a development, it is just an industrial unit and there were a lot of complaints about Mr Knowles site in Manea Road as she represented that as well and the same thing with Mr Knowles site in the middle of the village.
- Councillor Sennitt Clough stated that it is commendable that Councillor Johnson is at committee fighting for the residents and referred to the report where it states that there have only been objections from 5 properties, asking is that because it is not a very built-up area? Councillor Johnson responded that the objections will be from the people that predominantly live in Bridge Lane, people from outside Bridge Lane may not be aware of the planning application.
- Councillor Marks stated that he finds this surprising as in Manea if there is an application submitted that people do not like the first thing it hits is the local Facebook page so he expressed the view that it is strange that there are only 5 objection letters with a large quantity of people living in the area. Councillor Johnson disagreed because the fact is that although it goes on Wimblington Parish Council's website not everybody reads it and if they had wanted to push it out further a lot more objections could have been submitted. She stated that the objections that have been received have come from people who live in the environment, the support has come from people that do not live in the vicinity so, in her view, it is more important for her to be here to support the residents that have objected.
- Councillor Connor believes the applicant likes steam engines and the unit is to house that steam engine and whilst it can be moved somewhere else you cannot achieve better security than having it on the property. He expressed the opinion that this is a hobby and asked if Councillor Johnson agrees that for security reasons it needs to be on the applicant's property? Councillor Johnson agreed that if this is the applicant's hobby but questioned whether he needs something that large to house one steam engine and also should he be allowed to erect something detrimental to the other residents along the street. Councillor Connor stated that with the chimney it probably does need to be that big height wise and it would need to be undercover to protect it, and if this is only being put in this unit then it is for personal use. Councillor Johnson made the point that the argument is not what it is being used for but the size of it, it is out of character within the lane and it is intruding on

other people's lives. She feels that if the applicant does have this type of hobby he should have thought about where to store it out of his garden.

Members received a presentation, in accordance with the public participation procedure, from Mark Turner, an objector. Mr Turner stated that he is at committee because the building has been put up without permission, it has gone to appeal and been dismissed. He stated that he was speaking as this building is at the back of his home and there are other residents in attendance where it affects their houses and they have not had the chance to come to meeting like this to object before the building was erected and that opportunity had been taken away from them.

Mr Turner made the point that the proposal has been to appeal and the applicant has been told to take it down but nothing has happened and objectors are at the meeting today doing what should have been done originally. He added that when the applicant put his application in for his house, several residents along Bridge Lane supported it but are at the meeting because the building affects their lives, the views out of their windows and the value of their properties.

Mr Turner questioned why the building was put at the back of his house and if the view is that it is going to be used for steam engines and is so valuable would the applicant not want it nearer to his home but he has not placed it out of the back of his home so he opens his windows and sees it every day but put it out the back of neighbouring properties, with the applicant having approximately 2 acres of land he could have placed it on but had to place it outside neighbouring properties. He stated he does not understand the reason for changing the land from agricultural to domestic as it is an agricultural area that is being squeezed for planning from every direction and, in his view, every piece of agricultural land should be hung onto.

Mr Turner stated that the building at the moment is large and there is a reduction of one or two bays and when the Inspector published his report he commented because an offer had been made to reduce the building, quoting from the report "the removal of one bay would reduce the effects on the property to some extent but not sufficiently to overcome the harm arising from the outlook" so shortening the building as proposed will not make any difference to his garden and the light he is using in his house. He made the point that his garden is overshadowed by this building, therefore, part of his lawn does not grow properly and part of his lawn at this time of year is very damp and in the earlier months of the year it is underwater only by about an inch but it never was before the building was erected or the yard concreted.

Mr Turner expressed the view that he questions the drainage of the existing building, with the gutter that has been put on the front of the building discharging onto open concrete and the back of the building having no gutters. He questioned that if the content of the building is so precious would you not want the building to be water tight and looked after properly so why is there no gutter on the back of the building, with the water from that building either running down the building or in heavy rains overshoots onto the neighbours gardens, No.10, and the road along there, and from what he has been told their garden floods as well and whilst it is not a lot of water there was not any before that building was erected.

Mr Turner referred to the Development Officer stating when the appeal was dismissed that the development harms the character and appearance of the area and the living conditions of the residential occupiers of the adjoining land. He feels if approved then committee would be going back on a refusal that was made several months ago.

Members asked questions of Mr Turner as follows:

- Councillor Mrs French asked how far away it is from his dwelling? Mr Turner responded that it about 1½ metres from his boundary and approximately 40 foot from his house.
- Councillor Imafidon asked Mr Turner to point out his house on the map. Mr Turner stated that his property is No.8 and the building at the present time comes right down to the fence.

- Councillor Imafidon referred to flooding and asked if there is any evidence of that? Mr Turner responded that he has only experienced flooding since that building has been erected. Councillor Imafidon asked how long ago that was? Mr Turner responded that he believes it was in 2023.
- Councillor Sennitt Clough asked with the building in its present form there is just over a metre between the boundary fence and the building so what is the condition of the fence and the land in between the fence and the building? Mr Turner responded that there is his fence and the applicant has erected a wall that was approved with his property but the building was not approved with the house and put up without permission.
- Councillor Connor presumes that the 1½ metres between the boundary and the shed is for maintenance work to be undertaken so if that was to stay the applicant could put anything up there, such as drainpipes, to undertake the job properly so the excess water from the roof can go into the drains, which is not insurmountable? Mr Turner agreed it was not but questioned whether the drains are in existence considering the building was erected without permission, it was not overseen by officers and inspections have not been undertaken to see if there are any drains there. He stated that if members read the appeal they would find that the Inspector said that although there were traces of drains he could not confirm that those drains were there and during construction he and the neighbours did not see any drains being dug so there is an area of concern about the drainage on the building. Councillor Connor stated that he deals with appeals all the time and just because a Planning Inspector says they do not like something it is their judgement and a different Planning Inspector might have a different judgement. Mr Turner acknowledged the point being made but stated that Planning Inspectors are employed and fully qualified to do their job and they not only look at it from the angle of what they see, they look at the regulations and rules they have to work by as do planning officers and if committee is going against them he would argue why are there planning officers and an appeal mechanism but recognises it is a matter of opinion.
- Councillor Marks asked if he was on cesspits or mains sewage? Mr Turner responded that he was on mains sewage.

Members received a presentation, in accordance with the public participation procedure, from Matthew Hall, the agent. Mr Hall stated that when the applicant contacted him regarding this site, they were pro-active in arranging a meeting on site with the enforcement officer in October and at the time the issues were discussed following the enforcement notice being upheld and discussions did take place regarding reducing the amount of concrete hardstanding and the applicant stated that he still needed quite a bit of it for the manoeuvring of the steam engine. He expressed the opinion that the steam engine is a heritage asset worth over £1 million and needs to be protected and that is why the building is that high.

Mr Hall stated that it was discussed on site to reduce the length of the shed and as they are encouraged to do they submitted some sketches to the enforcement officer saying this is what they were proposing to do and the enforcement officer discussed it with officers, came back and said to submit a full application. He added that it did say that ideally they would want some more hardstanding broken out but nowhere on the e-mails did it say that you need to reduce this shed more, although he acknowledges it is an enforcement officer's opinion.

Mr Hall expressed the opinion that the application in front of committee today is 99.9% the same as those sketches that he submitted, with this application reducing the length of the shed, which is about 30 metres long to 17.9 metres, nearly half. He stated that the appeal proposed to remove one bay but they have not done this and have removed two bays so there is material change here from what was refused by that appeal and, in his view, by reducing nearly half the size of this shed it will lessen any perceived impact.

Mr Hall expressed the opinion that the shed cannot be seen from the street scene, it is set back 50 metres from Bridge Lane and there is no overlooking mentioned in the report as the proposal does

not have any doors or windows facing neighbouring properties along Bridge Lane. He referred to the concrete hardstanding being highlighted as an issue and they have shown breaking out a third of this and that area which is directly behind people's properties would be laid to grass, which has been submitted since day one and the nearest property to the reduced shed would be 27-28 metres.

Mr Hall expressed the view that a key point, listening to the previous speaker, is under Section 10.16 of the officer's report is it confirms that the revised reduced building is now satisfactory in relation to some of the properties in terms of overshadowing and overbearing impact and those properties are 6A, 8, 8A and 10. He feels the appeal has been looked at and they are trying to reduce any perceived impact on the neighbouring properties and the applicant is happy to provide a detailed landscaping scheme for the proposal, which could be secured via a condition.

Mr Hall referred to mention in the report about character of the area, but down this same road behind No.3 on the opposite side of the road there was a haulage yard, which was there in the 80s, 90s and stopped in around 2006 where development has been allowed on this land, and there is concrete hardstanding here, there were sheds here and large vehicles all associated with that haulage yard so he feels that the idea of a shed down this road is not out of character. He expressed the view that the word rural and semi-rural is used in the report a lot, which he does not disagree with, so in a rural and semi-rural area you would expect to see sheds and this application is for a shed.

Mr Hall made the point that there are no technical objections to this application, the shed is being reduced by nearly half, the concrete hardstanding is being broken up closest to the properties and there is a steam engine in the shed, a small ride-on tractor, grass cutter and a trailer.

Members asked questions of Mr Hall as follows:

- Councillor Mrs French referred to Mr Turner stating that there is no guttering on the building and asked why, is the building not finished, and if guttering is put on is it going into storage? Mr Hall responded that it is in the appeal that there are gullies in the hard standing that are then piped to a private ditch which is owned by the applicant. He stated that he did not see any downpipes so agrees with what Mr Turner said but does not think it is finished and the applicant could put a gutter on the back of the building, there is a gutter on the front which drains down the front and the concrete hardstanding is sloped to go into these gullies.
- Councillor Connor stated he was glad about the mention of a landscaping scheme and if this application is approved he would like to see this as a condition, with a good specimen of trees, bushes and hedges native to British species, which would help screen Mr Turner's property and other properties. He would also like to see big water butts there to catch any water, which could be reused. Mr Hall responded that the applicant would be happy to undertake a landscaping scheme, which would be undertaken by a landscape gardener and the concrete hardstanding to create the garden is being broken out nearest to neighbouring properties and that is why in the report, under Section 10.16, it says that the impact on 6A, 8, 8A and 10 is considered satisfactory by officers.
- Councillor Marks expressed confusion as there is a concreted area and they are hoping to take down nearly half a barn and asked why it is being looked at to put a grass area in there. He cannot see that any property can overlook that and see a concreted area or grass and questioned the reasoning for removing this concrete area, which may cause problems if removed, but understands about putting trees and plants on the border. Mr Hall responded that they read the appeal refusal and there were concerns about the length of the building and hardstanding so they have tried to lessen that impact on neighbouring residents and the amount of hardstanding shown is fractionally more than shown on the sketches just to try and mitigate against any perceived impacts on neighbours. He acknowledged that to break it out, there are below ground drains, there will be dust and noise and would be quite a lot of work but if the concrete hardstanding was left in that area

- what would go there, no buildings, possibly parking.
- Councillor Marks asked for clarification about a wall that has been erected and questioned it being a new wall when the development was built? Mr Hall responded in the affirmative. Councillor Marks asked what height that would be? Mr Hall responded that he has not measured it but believes it to be 2.1 metres.
- Councillor Benney referred to distances between buildings and believes he was told by Mr Hall that the distances had to be 21 metres and asked if this was still an acceptable distance? Mr Hall responded that they are told between first floor windows and the neighbouring first floor windows it should be 20 metres and from the side of this reduced building to the nearest property would be 28 metres, but there are no windows in this reduced building.
- Councillor Imafidon referred to the hardstanding being broken up and this application not being the same as that appealed and dismissed but asked if there are any flood attenuation measures being proposed as Mr Turner said that his and his neighbours' properties flood by an inch of water. Mr Hall responded that the officer's report states that this could be secured by a condition and if they have to put in some more land drainage leading to the private ditch or a large soakaway they would agree to that via a condition.
- Councillor Connor asked if Mr Hall had anything further to say. Mr Hall responded that picking on what Councillor Johnson said about applications, this is the first application for the shed so there have been no refusals although there has been an appeal in relation to enforcement which was upheld.

Members made comments, asked questions and received responses as follow:

- Councillor Marks stated this is difficult as there are residents who have some issues but also somebody who has erected a shed for a purpose and is not running a business. He expressed the opinion that it cannot be seen from the roadway and can only be seen by the five residents and by reducing this the Inspector said it will help three properties. Councillor Marks stated that he can see both sides, the security angle of having a steam engine and it being under cover but can equally understand the residents' point of view. He feels the flooding issue is something that can be alleviated but is not convinced by ripping up some of the concrete is going to help matters, with it just creating more problems with dust and drainage.
- Councillor Benney made the point that this is an application for a shed, this is the first application and there has been discussions about it being put up without permission but he was advised when he first came on committee that you do not need permission to build anything, you can put it up and if the Council do not like it they can make you take it down so, therefore, he does not see that the applicant has done anything wrong, although he might have circumvented some of the planning that should have been undertaken. He expressed the view that this is an application for a shed, with the shed being 28 metres away from the nearest building which makes it compliant and within the realms of planning. Councillor Benney stated the concrete is there for a purpose, the steam engine would not fit in the other three garages and as much as the residents have a right to the enjoyment of their land so does the applicant. He made the point that steam engines only come out on nice days and there is not a lot of noise from that. Councillor Benney stated there has been an appeal but the appeal was for what is there and this application is for what is proposed and it needs to be balanced as the applicant has a right to his enjoyment of his land.
- Councillor Sennitt Clough expressed the view that there has been a lot of discussion about what the building is used for, which to a large extent is irrelevant, as the concerns were about the overshadowing and loss of light but from the revised plan this does not seem to present an issue given the 28 metres distance.
- Councillor Connor agreed with the comments of Councillor Benney, this steam engine will probably come out 3-4 times a year, it is a hobby and he is happy that almost 45% of the original building will be removed but is reticent to see the concrete being taken up as he cannot see why this needs to happen from an economic perspective as drains will need to be moved and no one else can see the vast amount of concrete that is there. He feels that the

applicant felt this was what was needed to get the most enjoyment and it looks to him that there is a proper drainage system on site. Councillor Connor expressed the view that the applicant should enjoy his hobby and is going a long way towards making it an application that he can support. He notes the agent has said that a proper landscaping scheme can be submitted and he feels that would help with native large trees so the shed cannot be seen in a few years' time. Councillor Connor stated that he does have some sympathy with the next-door neighbours but feels if this proposal is curtailed where does the applicant go as these large properties are brought for someone to enjoy their hobby and something of this value needs to be near.

- Councillor Mrs French stated that she agrees, she did not realise what hobby the applicant had and she does not think the shed looks finished but she is sure the applicant will put guttering up. She stated that she also agrees with not breaking up the concrete as that can do more damage and she will support the application.
- Councillor Benney expressed the opinion that it is a shame that it has taken this long to get this before committee but the enforcement on it has moved at the "speed of light" as there is a building in a prominent place in one Fenland town that has bits falling off it and the committee has been pushing this for years to get enforcement action taken on it, referring to others in Wisbech and March. He feels if the enforcement had not been so quick on this site an application could have been submitted before it got to the point of going down this long and expensive route and resolved a lot sooner. Councillor Benney reminded committee that a balanced view is needed on making a decision, with there being a compromise here which goes a long way to addressing what the residents want and also gives the applicant the enjoyment of his land. He feels that the application should be approved, the size of the shed has been reduced and he hopes both parties can find some common ground and learn to live with each other.
- Councillor Connor agreed that it should have been looked into 18 months ago and never got to this stage, it should have been a compromise where both parties could come to some common agreement. He stated that he will be supporting the application with the caveat that the concrete is left as it is as it will cause more trouble if it is broken up.
- Matthew Leigh stated that the hardstanding cannot be regularised as it is because that is not part of the submission so irrespective of members' position planning permission cannot be granted for something that is not part of an application. He added that each application or enforcement case is dealt with differently but as the agent has said this is the first application that the applicant has submitted and the applicant had an opportunity to submit an application, just like anyone would with an enforcement case, but this never happened so he does not think it is right to cast aspersions on the planning service for that situation. Matthew Leigh made the point that the enforcement notice was served and he accepts there was officer time and expense but that appeal was defended and the Inspector said the decision the Council made was correct. He added that looking at the planning history for the site this is the first application, the applicant did not submit an application previously and officers would have interacted with them and had conversations but nothing came forward so an enforcement notice was served which was successful at appeal.
- Councillor Benney stated that his comments were not aimed at Matthew, who was not the Head of Planning at that time, he has come into this and like committee is picking up the pieces of it. He accepts there are mistakes and referred to Planning Inspector reports, one of which was an Inspector on a gypsy site in one part of Fenland who agreed with the appeal and another one threw the appeal out and it was more or less exactly the same application as there are differences of opinions as so much of it is subjective.
- Councillor Marks made the point that this is the first application, had committee been presented with this today without seeing a whole big barn for hay and heard the different opposing arguments, would members have looked upon it favourably. He does not believe it is out of character where it is and on balance with the reduction he can support it, but does not feel the concrete breaking up should happen not due to cost but due to the issues it would present.

- Councillor Connor asked Matthew Leigh to clarify whether the concrete could be left as it is? Matthew Leigh stated that the application that has been submitted is for a certain level of hardstanding and permission cannot be granted for more than what has been submitted, which would be to retain hardstanding because retention is not development with the hardstanding that is there being unauthorised.
- Councillor Marks asked if the hardstanding is left as it is would the applicant have to submit a separate application just for the hardstanding? Officers indicated in the affirmative.
- Councillor Connor asked how much hardstanding would have to be taken up? Alan Davies responded that it amounts to 400 square metres, which is a third and was confirmed to be the green area on the plan.
- Councillor Marks asked if the applicant could submit another application for that as hard standing? Officers clarified that was the case.
- Councillor Connor summarised that if this application was granted today, the applicant could submit another application to retain the hardstanding and it would be determined either by the committee if it was not delegated for approval by officers.
- Councillor Benney made the point that this application either needs approval or refusing as it is which is reducing the shed and taking the concrete up and any change would have to come back as a separate application.
- Councillor Gerstner stated that he does not like concrete and he is sure the applicant will come to some agreement as to the best way to alleviate the small flooding issue that the neighbour may have and, in his view, by having earth back there and grass and landscaping it will alleviate some potential of that flooding happening.
- David Rowen referred back to Inspector's decision which is a material consideration when determining future proposals on a site, with the Inspector being appointed by the Secretary of State, so it is a decision by the Secretary of State when an appeal decision is received. He stated that in this particular case the Inspector identified and stated that buildings of this design and scale would be part of the landscape and streetscape in many rural areas where their scale and design would be a typical part of a working agricultural landscape, however, in this location with its small scale field pattern and its location abutting residential gardens, the building scale and utilitarian design conflicts with the domestic and semi-rural nature of the area, although visibility of the building from the road and from further afield is limited it is prominent from the adjoining residential land. David Rowen added that the Inspector went on to say the substantial concrete hardstanding is also of a scale and character more akin to that of an industrial estate or a modern working farmyard despite its limited visibility from public areas it would be prominent from the upper floors of adjacent dwellings and harm the rural character of the area. He stated that as part of the officer's report it has been identified that the potential changes to the building would perhaps overcome the relationships with 8, 8A and 8B but in relation to 10A and 10B the Inspector identified in relation to 10A that the building will be harmful to outlook despite the separation distance between the building and the rear of the dwelling and in terms of 10B it is harmful to outlook for occupiers of the dwelling notwithstanding the separation between the building and the rear of the dwelling. David Rowen continued that the Inspector also talked about providing landscaping with nature species suitable for a rural setting and sufficient to mitigate the effects of the scale of the building. He stated that in terms of members seeking to grant the application there are some issues that would need to be addressed in any proposal and in any reason for granting the application.
- The Legal Officer stated that he does not believe the Code of Conduct specifically addresses this precise scenario, but where there has been an effective refusal by the Council of planning permission in the sense that the Council served an enforcement notice with planning reasons why it should be refused and it has gone to appeal where the Inspector has endorsed that then great respect has to be accorded to that decision and the reasons for it albeit that this proposal is a smaller building than was intended. He added that members need to be mindful of the advice in the Code of Conduct.
- Councillor Marks stated that his understanding is that this initial Inspector's report was undertaken on what is seen on site today, which is not the application that is being

determined as the scale is at least 45% less, with the hardstanding being a separate issue and it is a subjective view. The Legal Officer responded that it is correct that what is before members today is a smaller building and that has to be taken into account as well.

- Alan Davies referred to the photo showing the view from 10B and stated that the biggest concern of this proposal was the impact on the amenity of the occupants of this property and once the northern part of this shed is demolished that view from 10B will not change. Councillor Benney disagreed as the impact will change as the building would be half the size it was. David Rowen made the point that the part of the building that is proposed to be removed is off the photo.
- Councillor Imafidon made the point even with the impact of the change it is still 28 metres from the nearest building. Alan Davies stated that in terms of the rear elevation of 10B to the east elevation of the proposed shed it would be approximately 28 metres.

Proposed by Councillor Benney, seconded by Councillor Marks and agreed that the application be GRANTED against the officer's recommendation, with authority delegated to officers to apply conditions to include a landscaping scheme.

Members do not support officers' recommendation of refusal of planning permission as they feel this is the first proposal considered by committee, there are two neighbours at variance and the proposal is a compromise between the two and whilst the Inspector's report has been taken into account the appeal was dismissed for a larger scale building and a different proposal.

(Councillor Benney declared that the agent has undertaken work for Chatteris Town Council and himself personally and that he knows the applicant, but he is not pre-determined and will consider the application with an open mind)

(Councillor Connor declared that he knows the applicant as he owns a scrap metal recycling yard and he used to own one but has since retired but he has never had any business dealings with him or socialised with the applicant. He further declared that he did meet with the applicant along with Councillor Marks on another matter that was not connected to any applications on the committee today. He stated that he is not pre-determined and will consider the application with an open mind)

(Councillor Marks declared that he met with the applicant once along with the Chairman but the meeting was not in relation to planning or planning issues and he does not know the applicant socially)

(Councillor Imafidon declared that the agent has undertaken work for him personally, but he is not pre-determined and will consider the application with an open mind)

(Councillor Sennitt Clough left the meeting after this application and was not present for the remaining items on the agenda)

**P128/24 F/YR24/0468/O
LAND SOUTH OF 116 - 122 NEW ROAD, CHATTERIS
ERECT UP TO 20 X DWELLINGS (OUTLINE APPLICATION WITH MATTERS
COMMITTED IN RESPECT OF ACCESS)**

David Rowen presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from David Ward, an objector. Mr Ward expressed his surprise at seeing the documents on the screen as when the system is looked at it did not show Plot 14 on the layout plan on the western side of Green Park and it seems to have appeared again now so he is unsure whether Plot 14 is going ahead or not. He expressed the opinion that the applicant must think the Planning Committee is easily fooled as he provided committee with a street scene that purports to represent the west side

of this site, however, they have deliberately missed something, plot 14, which is a 5-bedroomed house and if shown the committee could have objected to this situation based on overshadowing, lack of privacy and character.

Mr Ward expressed the view that the applicant has shown a total disregard of rules and regulations and doubt he will build the 5-bedroom house or otherwise it would not have been missing from the street scene. He referred to the committee requesting that a survey of the site was undertaken due to the scrapyard that was there and when looking at the contamination surveys, of which there were 6, none of them bring together an examination of the site but are generalised systems and reports from places such as the British Geological Survey and the examination reports only show bore holes were dug by the Highways department when they built the bypass, which was nowhere near the scrapyard.

Mr Ward questioned why there was not a soil examination and a proper report added to the application as it has not provided the committee with evidence that the site was examined. He made the point that the committee also wanted to know whether the road was to be adopted, which the applicant has not provided, giving a picture of what was provided previously.

Mr Ward stated that the applicant said he has owned the property since 2002 when in fact the previous owner Mars Construction did a judicial review in 2003 and he does not believe they would have paid for a judicial review of somebody else's land. He expressed the opinion that the applicant has stated that he has 2 titles to the land, one of which is for the 3 metre wide dyke that ran behind all the bungalows but given this piece of land was originally unregistered the land application would have been applied for by just a statement of truth and he could not have disclosed on this piece of land that it was originally fenced off from his property and that it had been maintained by the residents for over 30 years, with several of the residents planting hedges and plants along the 3 metre strip and one has a permanent greenhouse there.

Mr Ward stated that on the map that has been provided the applicant has written that he is going to correct the boundaries but he does not have the computer skills to access the applicant's claim title to the previously unregistered strip of land to the statement of truth to see what was said and given the limited time between the notifying of this meeting he could not get a solicitor to look at it and he hoped officers would be able to look it up and see what was actually said. He expressed the opinion that the applicant has stated that the previous judicial review on this site is irrelevant but the site is exactly the same, the number of properties is the same and the only thing different from that review is the developer.

Mr Ward stated that committee told the agent on 2 April what information was needed to be submitted for the committee to fully consider this application and, in his opinion, the applicant has not provided it and given that the application legally expired on 4 April he requests the committee reject the application. He referred to Councillor Mrs French asking the agent at the previous committee meeting why the previous application was cancelled in 2010 and was told the applicant was probably busy with other properties but, in his view, the application was cancelled for two reasons, one of the reasons being that there was no access to mains drainage but that situation has changed now since they have built the estate opposite, Lancaster Way, but they will be in the same situation as they are now, with there being three trucks out there already this year taking the drainage away from the lowest point.

Mr Ward tried to refer in his second reason to the character of the applicant and what he termed as matters of fact. The Legal Officer warned Mr Ward that whatever he says at this meeting he is not protected by the laws of defamation and whatever is said about the character of the applicant has no bearing on this planning decision. Councillor Connor agreed that this was not relevant to decision making and he should not be detrimental to anyone.

Mr Ward continued that whilst the area is in Flood Zone 1 it is taking that massive amount of rain from three lanes of the bypass where the camber runs straight towards his buildings, which it is already doing with the development of Lancaster Way. He expressed the opinion that it is a ridiculous amount that is being expected under the Section 106, there are schools in Chatteris with not enough places and children are having to go to St Ives, there is a doctor's surgery that cannot cope and these development cannot kept being built.

Members asked questions of Mr Ward as follows:

- Councillor Imafidon requested clarification about the flooding from the highway and why does he think it floods, is it to do with there being no drainage on the highway? Mr Ward responded that there is no maintained drainage anymore along the highway this side, the other side is by Nightlayers and when the bypass was built had the camber been put towards the Nightlayers drainage they would not have any problems. He continued that before the bypass was built it was just a field and there were no problems but since it has been built they have a battle every year, with water even getting inside their property and people have spent thousands trying to solve the problem but nothing seems to solve it because there is so much water.
- Councillor Gerstner asked how far away he lived from the development? Mr Ward responded that the development is at the back of his property. Councillor Gerstner asked as far as the flooding of his and his neighbours properties does he ever take photographs or ring up Anglian Water to report as the more you report these things the more chances are that something will be done about it. Mr Ward responded that it has been reported dozens of times and he has letters from the Engineering department of Fenland District Council saying that it is not supported by Nightlayers, nobody has ever wanted to own it and everybody who has ever owned this piece of land have not wanted to know.
- Councillor Marks asked if he lived on Green Park? Mr Ward responded that he does behind what would be plot 14. Councillor Marks questioned plot 14 being missing from plans as it is on the plan on screen now so asked when he believed it was not there? Mr Ward responded that he has a screen print that does not show plot 14 but it is there now.
- Councillor Connor expressed his surprise at what was said in relation to contamination and that no bore holes were made as even in 2005 when that contamination report was made that is what they do, those bore holes are measured and taken away for sampling by a registered provider and a report is provided on what contamination there is, if any, and it would have to be dug up, taken to a reclamation place and virgin soil put back on the land. Mr Ward responded that it has been rumours that nobody would go on the site to undertake the sampling so a computer sweep has been relied on going through the geological surveys, DEFRA and everywhere else.

Members received a presentation, in accordance with the public participation procedure, from Lee Bevens, the agent. Mr Bevens made the point that members discussed this scheme at length at the last planning committee meeting and requested that he provide answers on queries about the road, refuse collection, boundary confirmation, the judicial review, contamination and the dwelling mix and scale. He stated that he has provided officers with a comprehensive update statement on 9 April and this was uploaded to the Council's website on 15 April, which he is sure members would have read and the officer has highlighted the pertinent points in the update contained within the application report.

Mr Bevens expressed the opinion that he has clarified the issues raised within the road and the access for refuse vehicles discussing how they went through the process with Highways and the road has all been designed to adoptable standards even though it is not committed at this stage. He feels he has clarified the issue with the boundary and title ownership, obtaining the titles from the client and he has been told by the client that they own all the land and have served notices on some of the residents on Green Park because they have overstepped their boundary.

Mr Bevens expressed the view that he has clarified contamination concerns which he thinks one of the councillors raised and his client has spent over £100,000 on decontaminating the site in 2007 and there is a completion certificate to say the site is clean. He stated that he has also provided clarification on the scale and mix, with the indicative elevations being shown on the presentation screen which does show that the intention is to put bungalows on the Green Park boundary although this is not committed.

Mr Bevens stated that there was a specific drainage strategy undertaken for this site and the surface water has been dealt with, with there being no issues with the LLFA and Anglian Water and as a reserved matters scheme comes forward that will be looked at again specifically for the number of units on the site. He asked that committee follows the officer's recommendation and approve the application.

Members asked questions of Mr Bevens as follows:

- Councillor Connor referred to the proposed access road on the site and that they are thinking of making it up to adoptable standards, making the point that he does not want a repercussion of what has happened in other parts of Fenland and asked that comfort be given to him so that he does not have to propose a condition on this application. Mr Bevens responded that the scheme before committee has only committed the access and until a reserved matters application comes forward he cannot give the certainty about the adoptability of the road as the layout is indicative which has been designed with Highways to be to adoptable standards and if this is implemented then the developer would create it to adoptable standards. He continued that it has shared surface access and the coloured strips are raised tables to reduce the speed of the road, there are turning heads and tracking has been provided for refuse vehicles, which would indicate that it is to be to adoptable standards. Mr Bevens stated that when a reserved matters comes forward he is sure that it will be dealt with to an adoptable standard by the developer and will probably come before committee again to determine. Councillor Connor stated that he hopes he is on committee when that does get submitted as he will be pressing for a Section 38 Agreement to bring it to an adoptable standard.
- Councillor Connor thanked Mr Bevens for working very hard to bring this back to the next committee and he feels the questions that he and other members had have been reasonably well addressed.
- Councillor Imafidon acknowledged that this is outline application but asked about the drainage the objector referred to? Mr Bevens made the point that the objector is a resident of Green Park and they know the site better than he does, however, their drainage consultants worked with Anglian Water and have designed it so that there are no reasons to refuse it at this stage. He added that the reserved matters application that comes forward will determine the number of units on the site and he feels that it may be less than 20, but 20 is the maximum being proposed, which will alleviate those drainage concerns.
- Councillor Connor stated he is disappointed that only £2,000 per house in contributions is being offered but acknowledged that there is little that can be done about this unless there is a voluntary contribution. Mr Bevens made the point that these are rules they are working within and thanked David Rowen for assisting him with getting the application back to committee so quickly.

Members made comments, asked questions and received responses as follows:

- Councillor Mrs French expressed the opinion that the agent has done what has been asked of him.

Proposed by Councillor Mrs French, seconded by Councillor Imafidon and agreed that the application be GRANTED as per the officer's recommendation.

(Councillor Benney declared that he met with residents regarding this site when he first became a councillor and took no part in the discussion and voting thereon)

(Councillor Marks declared, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he attends Chatteris Town Council meetings but takes no part in planning)

P129/24 **F/YR24/0828/VOC**
32 WIMBLINGTON ROAD, DODDINGTON
VARIATION OF CONDITION 16 (LIST OF APPROVED PLANS), RELATING TO
PLANNING APPROVAL F/YR23/0539/O (ERECT UP TO 4 X DWELLINGS
(OUTLINE APPLICATION WITH MATTERS COMMITTED IN RESPECT OF
ACCESS AND LAYOUT), INVOLVING THE DEMOLITION OF EXISTING
DWELLING AND STORAGE BUILDINGS) RELATING TO CHANGES TO LAYOUT
OF PLOTS 2, 3 AND 4, ROADWAY AND TREES

Alan Davies presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Matthew Hall, the agent. Mr Hall stated that this site already has approval for 4 dwellings and they just wish to vary the layout of three of the plots, with there being no additional plots applied for. He continued that the reason for the variation is because there is a new buyer for the site and they want to vary the layout slightly, but there are the same number of plots and bedrooms.

Mr Hall advised the plot 1 remains the same, plots 2 and 3 are very similar to what has been approved and they were contacted by Doddington Grange with some concerns and he spoke with them overcoming their concerns, with the wildlife run to the rear of the site being maintained so it adjoins the adjacent pond. He stated that indicative layouts were submitted of what the dwellings would be to assist the officer and plot 4, where the concern is from neighbours, the first-floor windows would be 20 metres away and those three indicative windows which face Witchford Close are for a bathroom and two en-suites so they would be frosted glass.

Mr Hall made the point that there are no technical objections to the application.

Members asked questions of Mr Hall as follows:

- Councillor Gerstner asked, if this is granted, is there a timescale when the development might be started? Mr Hall responded that if this is granted there would need to be a detailed reserved matters application, which is ready, and would take 2-3 months. He stated that the bungalow on site has already been demolished by the previous owner and the new owners are keen to start, with one of the owners going to live in plot 4.

Members made comments, asked questions and received responses as follows:

- Councillor Connor stated that he cannot see anything wrong with this application, with plot 4 windows all being frosted glass to bathrooms.

Proposed by Councillor Marks, seconded by Councillor Imafidon and agreed that the application be GRANTED as per the officer's recommendation.

(Councillor Benney declared that the agent has undertaken work for Chatteris Town Council and himself personally, but he is not pre-determined and will consider the application with an open mind)

(Councillor Imafidon declared that the agent has undertaken work for him personally, but he is not pre-determined and will consider the application with an open mind)

P130/24 **F/YR25/0145/F**
LAND TO THE WEST OF 167 GAUL ROAD, MARCH
ERECT 2 X SELF-BUILD/CUSTOM BUILD DWELLINGS INCLUDING FORMATION
OF A NEW ACCESS

Alan Davies presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Matthew Hall, the agent. Mr Hall made the point that this site already has an extant planning approval for a larger dwelling and garage that was approved by committee in April 2023, which was also recommended for refusal by officers. He stated that this application is for two smaller dwellings for the applicant's two sons who are looking to build their own properties, they are from March and it will allow them to stay in March being in rented accommodation currently and both sons work in the family business as builders, with the business having yards at Whittlesey Road, March and Eastwood End, Wimblington.

Mr Hall referred to the history of the site in the officer's report, with there being an application at this site for a pair of properties refused but, in his view, this application is materially different from that, which was for semi-detached properties with one access, and matches in better with the larger development to the east. He made the point this proposal is two detached properties, single access with parking at the side, larger gardens and they are trying to match in with the adjacent built out development.

Mr Hall expressed the view that the extant approval on the site of bespoke design does not match in with that character of the area and they have tried to match in with the area with smaller properties. He stated that as was seen on the photos all along the front of the site to the bypass and back right into the centre of March there is a footpath linking this site and the surrounding sites altogether.

Mr Hall referred to the report mentioning intensification of this site compared to the current approval, however, the current approval for a large dwelling and garage gives a roof area of 160 square metres but this proposal for 2 smaller properties gives a roof area, including the porch, of 156 square metres so there is less floor and roof area. He stated that since that first application was refused all along the opposite side of this road 55 dwellings have been approved, which is being built out and with the site where it is they would be happy to accept a landscaping condition and they can also provide some biodiversity features for the site.

Mr Hall made the point that earlier at this committee there have been caravans in Flood Zone 3 approved and previously in Wisbech next to a major river that had an historical approval on and this site has a current approval on it. He stated that there have been no objections from any members of the public, no technical objections, this proposal is for smaller properties, there is material change and there is an extant approval on this site, which is being looked at to vary.

Members made comments, asked questions and received responses as follows:

- Councillor Marks remembers approving the last application on this site and moving from one to two he feels makes minimal impact and is probably better land usage.
- Councillor Benney made the point that the site could be built on today so feels that one or two makes no difference. He expressed the view that something smaller provides more homes for people and feels it will improve the street scene by having two, which is more in keeping with the area.
- Councillor Connor agreed, he thinks it will improve the street scene and it is more in keeping with the properties further along the road and opposite.
- Councillor Imafidon feels it is important to note that it is going to house local families in the area and keep them closer to their business. Matthew Leigh made the point that this is not a material consideration.

Proposed by Councillor Marks, seconded by Councillor Imafidon and agreed that the application be GRANTED against the officer's recommendation, with authority delegated to officers to apply conditions.

Members do not support officer's recommendation of refusal of planning permission as they feel the visual relationship clearance between sites is subjective, the design and scale of the properties would not adversely impact the street scene as it would match what is existing and in relation to Flood Zone 3 permission already exists for development on this site.

(Councillor Benney declared that the agent has undertaken work for Chatteris Town Council and himself personally, but he is not pre-determined and will consider the application with an open mind)

(Councillor Mrs French declared, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that she is a member of March Town Council but takes no part in planning. She further declared that the applicant is one of the sponsors for March events and took no part in the discussion or voting thereon)

(Councillor Imafidon declared that the agent has undertaken work for him personally, but he is not pre-determined and will consider the application with an open mind)

**P131/24 F/YR24/0996/F
LAND NORTH OF 70 STATION ROAD, MANEA
ERECT 1 X SELF-BUILD/CUSTOM BUILD DWELLING INVOLVING THE
FORMATION OF AN ACCESS**

Alan Davies presented the report to members.

Members received a presentation, in accordance with the public participation procedure, from Matthew Hall, the agent. Mr Hall expressed the opinion that this site is an ideal infill development set between residential properties and there are no concerns raised in the report in this regard. He stated the site has not been used for agricultural land for over 50 years and in the last 10 plus years it has been used as part of the adjacent business for a forecourt area for selling cars and there is also a portacabin that has been on there for around 15 years and it has not been used as part of the garden for over 20 years.

Mr Hall stated that directly on the opposite side of this site 14 dwellings were approved in Flood Zone 3 in 2013 when the previous Local Plan was being superseded and the new emerging Local Plan was being referenced to. He feels when you visit the site on Station Road and view this site against the larger development with some large houses on the opposite side, this site is about ½ metre higher yet both sites are in Flood Zone 3 and within the independent flood risk report he submitted it states that the site is protected by the Middle Level barrier bank which was not considered during the preparation of the Environment Agency Flood Maps and when the Middle Level barrier bank is considered the site has a low probability of flooding and the development is considered to pass the sequential test.

Mr Hall stated that directly to the north of this site and abutting this site, planning approval was given by members in 2023 for up to 9 dwellings all in Flood Zone 3. He referred to the Google map which clearly shows it is within the built-up form of Manea, with the site just referenced being directly all to the north-east of this site and attempted to hand out a document that showed other sites in Manea that have been given approval in Flood Zone 3 in the last 3 years marked in blue.

Matthew Leigh interjected and stated that officers cannot fully assess what is being given out, members are allowed to accept it in theory but they need to give it the weight that officers have no

ability to assess it and it could have been given to officers prior to the committee meeting. He feels it is intentionally being given out so officers are unable to comment on it and it needs to be given the appropriate weight.

Councillor Connor asked if members wanted to look at this document? Councillor Mrs French expressed the view that the choices are it is either looked at or not or the application is deferred. Councillor Marks expressed the opinion that it is known about flood zones in Manea and what has happened in the past with reference to Manea's history and he does not think looking at it on a piece of paper is going to help much. He feels that the agent could perhaps tell members roughly the number of properties he believes have been passed in Flood Zone 3 in the past three years and that will suffice.

Mr Hall continued that looking at the map there has been 9 approved in 2023 in the area directly to the north-east, at last month's committee there were 3 approved in Flood Zone 2 and 3 at Westfield Road, there was a larger dwelling approved in 2021 in Westfield Road right at the corner, there were 2 plots approved at Fallow Corner Drove and another 5 plots approved right at the end of Fallow Corner Drove in Flood Zone 3 and a further dwelling approved opposite that. He made the point that there are no technical objections, Manea Parish Council support the application and there are no objections from members of the public, with the site clearly being within the built-up form of Manea and, in his view, is ideal infill development.

Members asked questions of Mr Hall as follows:

- Councillor Marks expressed surprise that the application is not for a bungalow as there are a number of bungalows along here and asked if a bungalow would have fitted on the site? Mr Hall responded that a bungalow could have sat on the site but as it is in a flood zone they have to have bedrooms on the first floor so that ruled out a bungalow and that is why it was kept to a chalet to keep it relatively low with bedrooms at first floor.
- Councillor Gerstner referred to mention historically that it has been a car sales business and asked when this was? Mr Hall responded that the applicant owns the house directly to the south and the car servicing/repair garage further to the south and the forecourt has been there for 10-15 years selling cars. He stated that there were no cars when he visited last year but believes before then the last year or two cars were still being sold here. Mr Hall advised that there is also a portacabin that has been site for 15 plus years which was in connection with the car business. Councillor Gerstner asked if it would not be prudent to undertake a decontamination type test on this site? Mr Hall responded that if the application is approved a condition could be applied about undertaking a contamination report.

Matthew Leigh referred to the agent's comments regarding the independent flood risk assessment, that was dated September 2024 where it states that taking into account existing flood defences it would be safe but in March 2025 there was a High Court decision in relation to a site in Suffolk and a decision was quashed where the council had considered that because of existing flood risk defences there was not a need to undertake a sequential test or that it would be acceptable. He made the point, therefore, that irrespective of what is in this report it predates a piece of case law which now state that this is incorrect.

Members made comments, asked questions and received responses as follows:

- Councillor Marks stated this is within his ward and he drives past it most days, the car sales finished approximately 3 years ago and no vehicles were parked out there in disrepair it was always kept very much as a clean car sales area and gravelled. He referred to the agent saying, rightly, that it is in Flood Zone 3, however, permission has been given to other applications in the vicinity and when there has been flooding in Manea that has not been the areas that have been flooded and there are pump stations across the road. Councillor Marks expressed the view that he cannot see anything wrong with this application and thinks it makes a good use of that land, tidying it up. He is surprised it is not a bungalow as he would have backed a bungalow as there are more bungalows along the road but feels it

will free up another house for families.

- Councillor Gerstner acknowledged the comments of Councillor Marks, but made the point that the fact is that a sequential test has not been undertaken correctly.
- Matthew Leigh made the point that if it was a bungalow it would probably have failed the exceptions test being in a flood zone as there would not have been anywhere to escape to. Councillor Marks recognised this but made the point if it had been a bungalow he would have still supported it.
- David Rowen referred to comments from the Environmental Health Team who say it is unlikely that the site would be affected by ground contamination and they are not recommending any condition.
- Councillor Mrs French made the point that if it was car sales it would not have any contamination but if it was car repairs it would.

Proposed by Councillor Marks, seconded by Councillor Imafidon and agreed that the application be GRANTED against the officer's recommendation, with authority delegated to officers to apply condition in consultation with Councillor Marks.

Members do not support officer's recommendation of refusal of planning permission as they feel that other recent applications have been approved in Flood Zone 3 and this is an infill development.

(Councillor Marks declared, in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that he is a member of Manea Parish Council but takes no part in planning. He further declared that the next door neighbour to this site works for him)

(Councillor Benney declared that the agent has undertaken work for Chatteris Town Council and himself personally, but he is not pre-determined and will consider the application with an open mind.)

(Councillor Imafidon declared that the agent has undertaken work for him personally, but he is not pre-determined and will consider the application with an open mind)

P132/24 CONFIDENTIAL - PREVIOUS MINUTES

The confidential minutes of the meeting of 2 April 2025 were confirmed and signed as an accurate record.

(Members resolved to exclude the public from the meeting for this item of business should it need to be discussed on the grounds that it involved the disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972)

7.06 pm

Chairman

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F/YR20/0234/O

**Applicant: Mr B Saxby
MJS Acquisitions (March) Ltd**

**Agent : Mr Ben Saxby
MJS Acquisitions (March) Ltd**

Land North Of 3A - 9, Bridge Lane, Wimblington, Cambridgeshire

Hybrid application: Outline application with matters committed in respect of access for the erection of up to 16 x dwellings. Full application for the formation of an access, internal road, open space and drainage involving the demolition of existing dwelling and commercial buildings and provision of passing bays and a footway link to March Road.

Officer recommendation: Grant

Reason for Committee: Number of representations contrary to Officer Recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 15 June 2020

EOT in Place: Yes/No

EOT Expiry: 06 June 2025

Application Fee: £8322

Risk Statement:

This application must be determined by 06.06.2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

- 1.1. The application is a hybrid application comprising both full planning and outline planning application elements as part of one general submission for development.
- 1.2. The full planning application element is for an access, internal road, open space, drainage, demolition of existing dwelling and commercial building, and provision of passing bays and a footway link.
- 1.3. The outline planning application element of the scheme is for 16 dwellings with all matters reserved.
- 1.4. The proposal is capable of compliance with policies regarding impact on neighbouring amenity, highway safety, character of the area and biodiversity.
- 1.5. The previous reason for refusal, the Inspectors appeal decision and the subsequent outline approval for 7 dwellings has been revisited. It is considered

that no or only minimal gaps and views of the site now exist. It is therefore not considered that the development will result in visual harm to the settlement form or the character of the area.

- 1.6. Due to the scale of the scheme, a S106 will be required to secure the delivery of a scheme of off-site highways works, along with a commuted sum in lieu of on-site affordable housing provision and for healthcare mitigation. The contributions agreed with the applicant are considered to be acceptable on balance.
- 1.7. Given that the proposal of development of brownfield land accords with the thrust of the NPPF, the application is recommended for approval subject to attached conditions, and the agreement of a suitable S106 agreement.

2 SITE DESCRIPTION

- 2.1. The application site is located on land North of Bridge Lane, Wimblington and measures approximately 1.5 hectares. The site is located to the rear of an existing road fronting residential development along Bridge Lane.
- 2.2. The site is largely undeveloped, generally covered in scrub vegetation. The development on site is limited to a single building located towards the northeastern corner of the site.
- 2.3. There are a number of trees located within the site, with substantial soft landscaping features offering boundary screening, particularly along the northern, western and southern boundaries of the site. There is a group TPO in place on the site.
- 2.4. The application site is located within Flood Zone 1.

3 PROPOSAL

- 3.1. The application is a hybrid application comprising of both full planning and outline planning application elements as part of one general submission for development.
- 3.2. The full planning application element is for an access, internal road, open space, drainage, demolition of existing dwelling and commercial building, and provision of passing bays and a footway link.
- 3.3. The outline planning application element of the scheme is for 16 dwellings with all matters reserved.
- 3.4. Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

| | | | |
|---------------|---|-------|------------|
| F/YR18/0385/O | Erection of up to 7 x dwellings involving the demolition of an existing commercial building (Outline application with all matters reserved) | GRANT | 04.07.2018 |
|---------------|---|-------|------------|

| | | | |
|---------------|--|------------------------------------|------------------------------|
| F/YR15/0798/O | Erection of 10 x dwellings (max) involving the demolition of 5 Bridge Lane and existing commercial buildings (Outline application with all matters reserved) | REFUSED APPEAL DISMISSED | 16.11.2015 07.06.2016 |
| F/YR15/0317/O | Erection of 20 x dwellings (max) involving the demolition of 5 Bridge Lane and existing commercial buildings | REFUSED | 16.07.2015 |
| F/YR03/0866/F | Variation of Condition 07 of Planning Permission F/0015/86/F (hardstanding for parking of trailers and lorries) to maximum of 24 tractor units and 30 trailers, tree & fence screening and highway improvements Land North Of 3-5 Bridge Lane Wimblington | REFUSED | 14.10.2003 |
| F/YR02/1302/F | Variation of Condition 07 of Planning Permission F/0015/86/F (hardstanding for parking of trailers and lorries) to maximum of 30 tractor units and 40 trailers to be kept on site at any time Land North Of 3-5 Bridge Lane Wimblington | REFUSED | 05.02.2003 |
| F/1458/89/F | Change of use from agricultural building to garage/workshop use, associated with existing haulage yard | APPEAL ALLOWED | 19.04.1990 |
| F/0015/86/F | Hardstanding for parking of trailers and lorries, including the siting of a Portakabin-type office and diesel fuel tanks 3 Bridge Lane Wimblington | GRANTED | 03.09.1986 |

5 CONSULTATIONS

5.1. Wimblington Parish Council (11 October 2023)

Objections are summarised as follows:

- Previous refusals.
- Exceeds local commitment for housing.
- Need for affordable and not executive housing.

- Impact on the character and appearance of the area.
- Not sustainable.
- Bridge Lane cannot accommodate additional traffic.
- Biodiversity statement not evidenced.
- Noise, disturbance, pollution and asbestos.
- Flooding.
- Land ownership of part of footpath, passing bays and access point.

5.2. Anglian Water (26 September 2023 & 7 March 2023)

The development site is within 15 metres of a sewage pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated.

Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station.

The foul drainage from this development is in the catchment of Doddington Water Recycling Centre that will have available capacity for these flows

Recommends informatives.

5.3. Archaeology (16 February 2024)

Due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary.

5.4. Cambridgeshire Constabulary (3 October 2023)

Recommends that the principles of 'Secured by Design' are incorporated into the scheme and to this extent welcomes a discussion to design out crime and reduce the opportunities for crime.

5.5. Environmental Health (23 March 2020)

I note that the site has existing consent for residential development and concur with section 8 of the Design and Access Statement by MJS Construction (March) Ltd October 2019 whereby the issue of contamination can be with going forward due to the land use having not changed, by inclusion of the remainder of the full contaminated land condition which requires a Phase 2 intrusive investigation and any subsequent associated remedial strategy and validation/closure reports being submitted. Any such reports and certification such as that covering the importation of clean soil will need to be approved by this service prior to allowing full discharge of the relevant condition.

Given the scale of the proposed development and its close proximity to existing residential properties, I would recommend that a construction management plan is submitted prior to commencement of development, which outlines procedures to ensure that any potential disturbance will be kept to a minimum.

5.6. Highway Authority (3 October & 12 March 2023)

The application is considered to be acceptable and conditions relating to binder course, construction facilities, turning areas, management of estate roads, wheel wash facilities, and off-site works and informatives are recommended.

5.7. Housing Strategy Officer (3 April 2020& 16 February 2024)

The affordable housing requirement of this site is 4 dwellings with a split of 3 affordable homes and 1 shared ownership. On smaller sites (37 dwellings or less) there is provision for making a financial contribution in lieu of on-site provision for applications submitted between 1 April 2016 and 31 March 2020 (this application was submitted on 16 March 2020).

5.8. Lead Local Flood Authority (8 October 2023 & 22 February 2023)

Position remains supportive of the development subject to the imposition of conditions relating to surface water drainage and surface water run-off during construction, and informatives drawing attention to the need to obtain consent from the IDB, and mitigate against pollution during construction.

5.9. FDC Ecology (16 April 2025)

No objection subject to conditions relating to conditions relating to compensation scheme for Barn Owls, scheme for provision of bat and bird boxes, and avoiding vegetation clearance during bird nesting season.

5.10. Local Residents/Interested Parties

A total of 23 letters of objection have been received from residents of Bridge Lane, New Woods Drive, The Paddocks and Eastwood End, raising the following points:

- Site Notice has not been put up. Some residents not informed.
- Proposed alterations to the lane will affects all uses and residents.
- Out of character and appearance of the area.
- Adverse highway impact on Bridge Lane.
- Adverse impact on residential amenity through noise, loss of privacy and disturbance.
- Overdevelopment.
- Capacity of foul and surface water system to take further development.
- Covenant on the land sale restricts development of the site to no more than 10 dwellings.
- Overlooking.
- No provision for affordable housing.
- Inadequate access.
- Public open space will allow gatherings and anti-social behaviour.
- Property devaluation.
- Light pollution.
- Capacity of infrastructure/facilities to accommodate further development.
- Loss of wildlife including protected species.
- Set a precedent.
- A number of applications for dwellings on Bridge Lane have been refused.
- Lack of foul water capacity in the local sewers.
- The site boundary is incorrectly depicted.
- Contravenes policy.
- Inadequate separation distances to existing properties.
- Loss of agricultural land.

- Waste, litter.
- Flooding.
- Construction noise, disturbance and damage.
- Loss of views.
- The Council's assessment of viability will not be impartial.
- The village infrastructure has not been improved in line with the new developments allowed.
- Site is vulnerable to crime due to thick conifers enabling hiding.

Further to the letters of representation, a petition of 8 signatures has been received from residents of Bridge Lane, raising the following points:

- Ruin the country lane.
- Not suitable for the country lane.

6 STATUTORY DUTY

- 6.1. 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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Homes and Buildings

Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP4 – Housing

LP5 – Meeting Housing Need

LP12 – Rural Areas Development Policy

LP13 – Supporting and Managing 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

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

Developer Contributions SPD 2015

Cambridgeshire Flood and Water SPD 2016

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP2: Spatial Strategy for the Location of Residential Development
- LP7: Design
- LP8: Amenity Provision
- LP18: Development in the Countryside
- LP20: Accessibility and Transport
- LP22: Parking Provision
- LP24: Natural Environment
- LP25: Biodiversity Net Gain
- LP32: Flood and Water Management

Wimblington and Stonea Neighbourhood Plan (Pre-Submission Draft October 2024)

Wimblington & Stonea Parish Council has carried out a pre-submission consultation on the draft plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The draft plan has not yet been submitted for examination. Given the early stage which the draft plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- Policy RE1: Rural Character
- Policy RE2: Rural Character: Public Rights of Way
- Policy NE1: Protecting the Landscape
- Policy NE2: Biodiversity
- Policy SD1: Development and the Settlement Boundary
- Policy SD3: High-Quality Design
- Policy SD4: Provision of energy and water efficient buildings
- Policy SD5: Flood Risk
- Policy H1: Housing mix
- Policy TT1: Car Parking
- Policy TT2: Provision for pedestrians, cyclists and horse riders

8 KEY ISSUES

- **Principle of Development**
- **Residential Amenity**
- **Highway Safety**
- **Flood Risk and Drainage**
- **Contamination**
- **Trees**
- **Viability Appraisal**
- **Biodiversity Impact**
- **Biodiversity Net Gain (BNG)**

9 BACKGROUND

- 9.1. Planning permission was refused for 20 dwellings (F/YR15/0317/O) on this site in July 2015. Subsequently a further application was refused for 10 dwellings (Ref F/YR15/0798/O) in November 2015. Both applications were essentially refused on the grounds that the proposed development was sited outside the developed footprint of the village. The latter application was subject to an appeal (APP/F0515/W/16/314008), which was dismissed. The inspector concluded that the proposal would not result in a sustainable pattern of development and harm would be caused to the character and appearance of the area.
- 9.2. Planning permission was also refused twice on land to the south of Bridge Lane (F/YR15/0281/F and F/YR17/1021/F) and opposite to the site access on the grounds that the proposal was located in the open countryside and beyond the footprint of the village. The earlier decision was supported on appeal (APP/D0515/W/31329).
- 9.3. Outline planning permission was subsequently granted (F/YR18/0385/O) for 7 dwellings on the application site in July 2018. The approval was justified on the basis that the previous refusals and appeal decision had discounted the brownfield nature of the site. This approval has now expired. The site was last used as a haulage depot, two buildings and hardstanding associated with this use remain on site, a use which could potentially recommence without requiring planning permission being required.

10 ASSESSMENT

Principle of Development

- 10.1. The application site is located in the settlement of Wimblington, which is identified as a 'Growth Village' in Policy LP3 of the Fenland Local Plan. Development in these settlements will be considered where they are within the existing urban area or as small village extensions.
- 10.2. It is noted that, historically, planning permission has been granted for the erection of 7 no. dwellings on this site under application F/YR18/0385/O. Whilst this permission has now lapsed, it is still considered the assessment and decision made on this application should be given substantial weight, particularly as the application is assessed against the same Local Plan as before. Subsequently, it is considered that the principle of residential development on this site has previously been established and accepted.

- 10.3. Changes to the NPPF since 2018 have placed greater emphasis on the acceptability of re-developing brownfield sites. Paragraph 125 of the NPPF states that “planning policies and decision should... give substantial weight to the value of using suitable brownfield land within settlements for homes... proposals for which should be approved unless substantial harm would be caused.”
- 10.4. The previous refusals and appeal decision were decided on the grounds that the site lay outside the core settlement of the village and in open countryside. These assessments had omitted to consider the brownfield nature of the site where potentially a non-conforming use as a haulage yard adjacent to residential uses could resume. The test that should have been applied was the removal of a non-conforming use where the development of a brownfield site could not be considered an agricultural rural space. On this basis permission was granted for 7 no. dwellings, as referenced in paragraph 10.2 of this report.
- 10.5. Further, there have been material changes in circumstances with permissions granted in the vicinity of the site in recent years, most notably:
- F/YR19/0945/O – Erect up to 30 dwellings (outline application with matters committed in respect of access) – Land North of Stoneleigh, 22a Eaton Estate
 - F/YR20/1235/O – Erect up to 88 dwellings (outline application with matters committed in respect of access) – Land South of Bridge Lane, Wimblington
 - F/YR21/0328/F – Erect 21 single-storey dwellings comprising of 18 x 3-bed and 3 x 2-bed with garages including footpath link to public right of way and 1.8 metre high (approx) close boarded fencing and walls – Land North of Willow Gardens, Wimblington
- 10.6. It is considered that the approval of these decisions has significantly altered the character of the surrounding area, the shape of the settlement and now offers a greater physical connection between the application site and the settlement, particularly in respect of the footway/ cycleway upgrades at the end of Bridge Lane where it meets March Road and the development currently ongoing under F/YR20/1235/O, both of which have immediate impacts on the character and connectivity of the application site relative to the built settlement.
- 10.7. Accordingly, it is considered that the proposal is acceptable in principle having regard to Policy LP3 of the Fenland Local Plan, and when giving consideration to the historic approval on site, and subsequent approvals in the surrounding area.

Residential Amenity

- 10.8. The existing dwellings surrounding the site are set in sizeable plots. The indicative site and location plan shows substantial separation distances between proposed and existing dwellings. This suggests that 16 dwellings could reasonably be accommodated without impacting detrimentally on neighbours.
- 10.9. The existing bungalow near the site frontage is to be demolished and replaced by a dwelling. The proposed access road will run along the side elevation of the proposed dwelling. The detailed design stage must carefully consider the impact of the road on future occupants of this dwelling.
- 10.10. More generally, given the proximity of the site to residential properties, the Environmental Health Officer recommends that a Construction Management Plan is submitted to ensure that any potential disturbance is kept to a minimum.

Provided this is undertaken the proposal would therefore be considered to accord with Policy LP167(e).

- 10.11. Due regard has also been given to the RECAP waste management design guide. It is noted that the illustrative layout, and indeed the constraints of the site appear to indicate that the scheme will be unable to meet the general standards in terms of bin collection distances etc. Whilst this will impact on the residential amenities of householders in terms of convenience, this inconvenience in itself is not considered so significant as to warrant refusal of the scheme. That said, it will be necessary for the development to be supported by appropriate household waste collection arrangements, and in this regard the need to submit a Refuse Management Strategy may be conditioned on any subsequent consent.

Highway Matters

- 10.12. Access is committed at this stage and detailed drawings for the access off Bridge Lane and footway from March Road to the site have been provided. Under application F/YR18/0385/O a footway between the site and March Road was secured on the northern side of Bridge Lane. Under the current application the footway has been repositioned on highway land on the southern side of Bridge Lane to overcome land ownership issues.
- 10.13. The Highway Authority considers the proposal to be acceptable and has confirmed that the works can be delivered within the highway. The offsite highway works and site access are considered to provide safe access to the site for motorised vehicles and pedestrians. The site layout is considered to be acceptable in highways terms. Conditions relating to binder course, construction facilities, turning areas, management of estate roads and off-site highway works; and informative notes concerning works to the public highway and watercourse management are recommended.
- 10.14. The Parish Council has raised land ownership concerns in relation to the provision of the footway in the proposed position (the southern side of Bridge Lane). The applicant and the Highway Authority have both confirmed that the footway can be delivered within the highway. The provision of the footway can be secured by condition.
- 10.15. It should be noted that previous applications were not refused on highway safety grounds. Subject to conditions proposed, the application is considered to accord with Policy LP15.

Flood Risk and Drainage

- 10.16. The site lies within Flood Zone 1, an area considered to be at lowest risk of flooding. It is therefore considered that there are no issues to be addressed in respect of flood risk in relation to Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF.
- 10.17. Anglian Water has commented that the site is within 15m of the sewage pumping station. Dwellings sited within 15m of the pumping station would place them at risk of nuisance through noise, odour or disruption.
- 10.18. Anglian Water has not identified the position of the sewage pumping station, but it is believed to be located about 14.6m west of the front of a dwelling (No 4) at The Paddocks. If this is the case, the distance between the pumping station and No 1 and 11 The Paddocks is 14.6m and 11m respectively. This is significantly closer

than the nearest dwelling shown on the indicative layout at 26.6m. Residential amenities should therefore not be detrimentally affected.

- 10.19. Nevertheless, it is recommended that an informative note is appended to the decision notice, drawing attention to the presence of the pumping station, the need to maintain an adequate separation distance and to submit a noise assessment at Reserved Matters stage.
- 10.20. In terms of surface water drainage, the application is supported by a Sustainable Drainage Strategy prepared by MTC Engineering which provides an indicative strategy for managing surface water on the site and would be followed up with a detailed strategy at Reserved Matters stage.
- 10.21. The strategy document outlines that discharge from the site will continue to be made to the existing drain along the eastern boundary of the site, as it does currently via runoff and percolation.
- 10.22. It is further proposed that an attenuation basin is created on site – currently shown indicatively to be located on the central area of open space within the site – which will be landscaped to allow drainage and pollution treatment. This will be further supported by the provision of an attenuation tank to be provided adjacent to the site access in the southern section of the site, with a Hydrobrake to limit the maximum discharge rate.
- 10.23. The LLFA have considered the scheme and have raised no objection to this in principle, subject to the imposition of conditions requiring the submission of a detailed scheme for surface water drainage. It is therefore considered that the scheme for surface water drainage is acceptable in principle in this instance.
- 10.24. It is overall considered that the proposal accords with Policy LP14 of the Fenland Local Plan in respect of Flood Risk and Drainage.

Contamination

- 10.25. The site has historically been used as a haulage yard, and as such there is a risk of ground contamination on the site. The submitted Design & Access statement states that a Phase 1 Contamination Report was considered and accepted within the previous application on site (F/YR18/0385/O). The applicant considered that the imposition of the same condition requiring Phase 2 investigative surveys, and any identified remediation would be acceptable given that the land use has not changed since the 2018 approval.
- 10.26. This justification and reasoning is accepted by the Council's Environmental Health Officers, and a condition requiring these intrusive surveys is requested. It is therefore considered that the proposal accords with Policy LP16 in terms of land contamination.

Trees

- 10.27. There are a number of trees within and abutting the site. There was a historic TPO on the site, however, this is no longer considered to represent the trees at present. As regards an earlier application (F/YR15/0798/O) and subsequent appeal, neither the Planning Inspector nor the Council's Tree Officer raised any concerns, and the application was not refused on the basis of the impact on trees.
- 10.28. The conifer trees are not considered worthy of protection. However, on the eastern boundary a condition is recommended requiring replacement by a native

hedgerow. Trees on the western boundary are outside the site and therefore will not be impacted by the development.

10.29. The proposal is therefore considered to accord with Policy LP19 in this regard.

Section 106 Contributions

10.30. The scheme attracts financial contributions towards mitigation of healthcare impacts, with the NHS advising that based on a quantum of 16 dwellings the contribution required would be £13,755.54 which would be used toward expansion of existing healthcare facilities in the locality.

10.31. The proposed off-site highway works, necessary to meet the highway impacts of the development are also recommended to be captured a Section 106 agreement.

10.32. Policy LP5 sets out that for sites of 10 or more dwellings, there is a requirement to provide 25% affordable housing, rounded to the nearest whole dwelling. In this case, that would equate to the provision of 3no. dwellings. The Council's own HDH district-wide viability appraisal suggests that 20% affordable plus a financial contribution of £2000 per dwelling (£32,000 total) is generally a realistic sum, unless a bespoke site viability assessment indicates otherwise. Note that the HDH appraisal is considered to be somewhat out of date, given it is now over 5 years old.

10.33. The applicant however submitted a viability appraisal (ELG Planning – September 2023) in support of the application. The appraisal concluded that the scheme was not viable and it should therefore not be made to contribute towards provision of affordable housing or any other S106 requirements beyond off-site highway works and electric charging points. Electric vehicle charging points are now a mandatory requirement under approved Part S of the Building Regulations and therefore would not be required to be secured through any legal agreement.

10.34. The applicant's position on viability has been assessed by the Council's appointed viability assessor (CPV) and a number of discussions and appraisals have been undertaken, considering matters of differences in market values, plot costs, garage costs, profit and debt interest.

10.35. Through ongoing discussion and testing, the Council's assessor has concluded that a total cash contribution of £300,000 would represent a reasonable outcome for the Council, a figure now agreed by the applicant.

10.36. As such, the position agreed with the applicant is that a S106 will be agreed to include a sum of £300,000 to be put towards healthcare mitigation and a commuted sum for affordable housing, along with the aforementioned off-site highways works. In respect of affordable housing, due to the low quantum secured through the scheme and in the Council's experience, it is highly unlikely that a registered provider would take on stock on this site. It is therefore deemed appropriate in this instance to secure an off-site contribution.

10.37. The commuted sum is recommended to be split as follows:

- NHS Contribution: £13,755.54 as per the NHS Consultation
- Off-Site Affordable Housing: £286,244.46

10.38. When considering that the policy compliant position for affordable housing equates to around 3 units, the commuted sum figure stated above equates to circa £95,000

per unit. It is considered that this amount is sufficient to allow an appropriate figure towards affordable housing delivery, off-site.

- 10.39. It is considered that is acceptable on balance, would meet the tests as set out by current CIL regulations and is sufficient to meet the requirements of Local Plan policies LP5 and LP13.

Biodiversity Impact

- 10.40. Policy LP16 of the Fenland Local Plan seeks to deliver and protect high quality environments. Its principles are reiterated by the SPD on Delivering and Protecting High Quality Environments (2014).
- 10.41. The application is supported by a Preliminary Ecological Appraisal prepared by Ecology Link (April 2025). The report concludes that there is potential for impacts on protected species throughout the construction phase of the development, but that these impacts can be mitigated through a precautionary approach to development.
- 10.42. The report has been considered by the Council's Ecologist with no objections raised subject to conditions ensuring that the precautionary approach is adopted, and that suitable mitigation and enhancement measures are incorporated throughout the scheme.
- 10.43. The proposal is therefore considered to have appropriate regard to Policy LP19 of the Fenland Local Plan (2014) in terms of the biodiversity impacts of the scheme.

Biodiversity Net Gain (BNG)

- 10.44. The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.45. There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the application was submitted prior to the requirement for statutory net gain coming into force.

Other matters

- 10.46. In respect of further representations received that are now addressed above, any covenants on the land restricting the amount of development that can take place on the site fall outside the remit of the planning process and therefore do not form a material consideration within the application.
- 10.47. Concerns relating to risk of crime and anti-social behaviour arising from the development of the site would be addressed through a consultation with the 'Designing out Crime' Officer at Reserved Matters stage.
- 10.48. Concerns have been raised that the site boundary has been incorrectly depicted. Land Ownership Certificate A has been completed in the application form to state

that the applicant owns all land falling within the application site. In the event that this is incorrect and land within the application site is owned by a third party, the granting of planning permission would not give the right to carry out works on land outside the control of the applicant.

11 CONCLUSIONS

- 11.1 The application is a hybrid application comprising both full planning and outline planning application elements as part of one general submission for development.
- 11.2 The full planning application element is for an access, internal road, open space, drainage, demolition of existing dwelling and commercial building, and provision of passing bays and a footway link.
- 11.3 The outline planning application element of the scheme is for up to 16 dwellings with all matters reserved.
- 11.4 The proposal is capable of compliance with policies regarding impact on neighbouring amenity, highway safety, character of the area and biodiversity.
- 11.5 The previous reason for refusal and the Inspectors appeal decision has been revisited, along with the subsequent outline approval for 7 dwellings. It is considered that no or only minimal gaps and views of the site now exist. It is therefore not considered that the development will result in visual harm to the settlement form or the character of the area.
- 11.6 Due to the scale of the scheme, a S106 will be required to secure the delivery of a scheme of off-site highways works, along with a commuted sum in lieu of on-site affordable housing provision plus financial contribution toward healthcare mitigation. The contributions agreed with the applicant are considered to be acceptable on balance.
- 11.7 Given that the proposal of development of brownfield land accords with the thrust of the NPPF, the application is recommended for approval subject to attached conditions, and the agreement of a suitable S106 agreement.

12 RECOMMENDATION

- 12.1. Members are recommended to APPROVE the application in accordance with the following terms;
 - 1. The Committee delegates authority to finalise the terms and completion of the S.106 legal agreement and planning conditions to the Head of Planning; and,
 - 2. Following the completion of the S.106, application F/YR20/0234/O be approved subject to planning conditions set out in draft at Appendix 1; or,
 - 3. The Committee delegates authority to refuse the application in the event that the Applicant does not agree any necessary extensions to the determination period to enable the completion of the S106 legal agreement, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

Draft Planning Conditions

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| 1. | The formation of the access, internal road, open space and drainage involving the demolition of existing dwelling and commercial buildings |
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| | <p>and provision of passing bays and a footway link to March Road as indicated on Site Plan 001 revision 004 shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p> |
| 2. | <p>Approval of the details of:</p> <ul style="list-style-type: none"> i. the layout of the site ii. the scale of the building(s); iii. the external appearance of the building(s); iv. the landscaping <p>(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development, with the exception of those matters listed in condition 1).</p> <p>Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.</p> |
| 3. | <p>Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.</p> |
| 4. | <p>The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p> |
| 5. | <p>The development hereby permitted shall comprise a maximum of 16 dwellings (Use Class C3).</p> <p>Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.</p> |
| 6. | <p>Prior to development above slab level, a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The refuse collection shall accord with the agreed details and thereafter be retained in perpetuity unless otherwise agreed in writing.</p> <p>Reason - To ensure a satisfactory form of refuse collection in accordance with Policy LP16 of the Fenland Local Plan.</p> |
| 7. | <p>Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted and agreed in writing with the Local Authority in consultation with the drainage authorities. The scheme shall subsequently be implemented in accordance with the approved</p> |

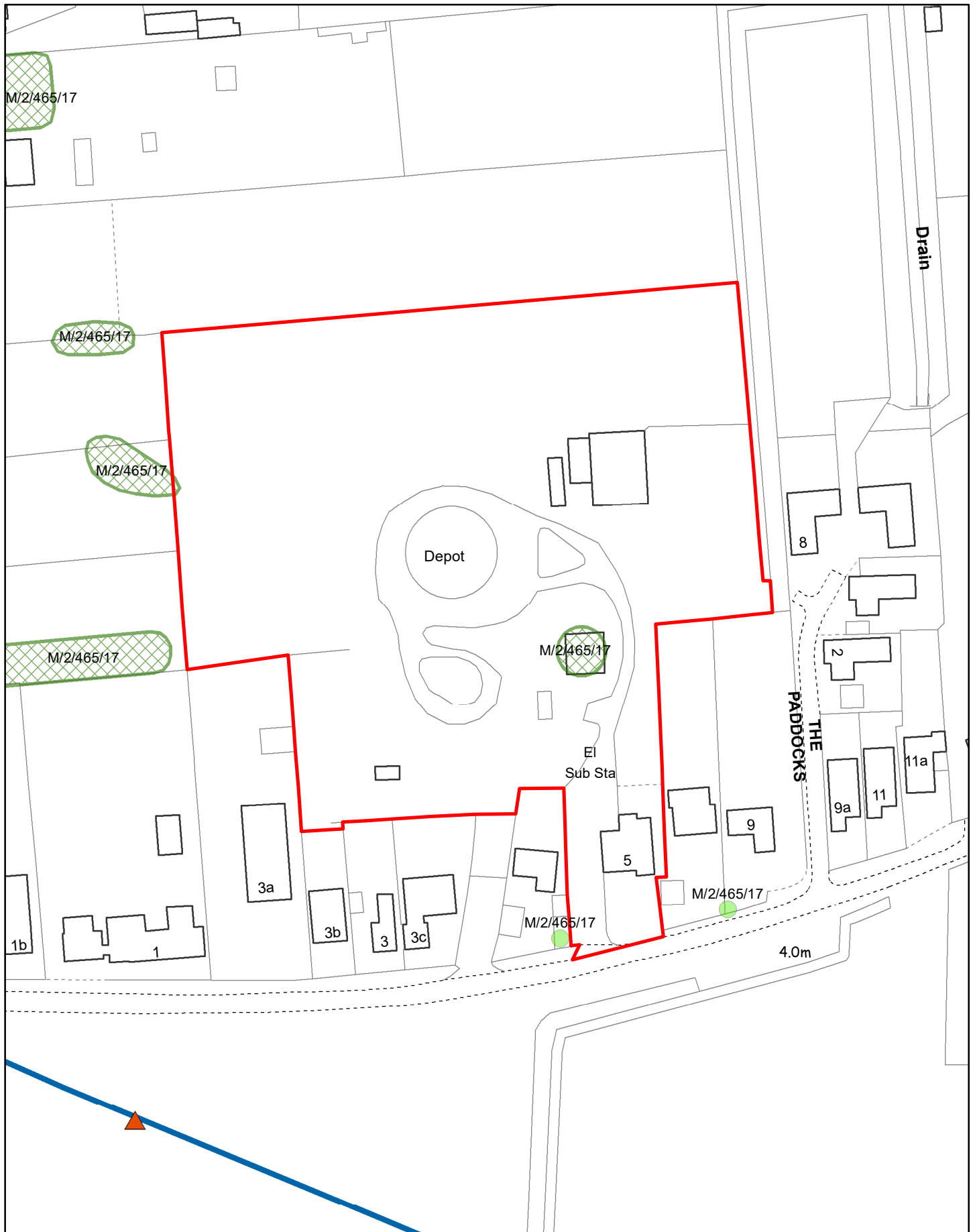
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| | <p>details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason - To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters in accordance with Policy LP14 of the Fenland Local Plan 2014.</p> |
| 8. | <p>Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Authority in consultation with the drainage authorities. The scheme shall subsequently be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.</p> <p>Reason - To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to controlled waters in accordance with Policy LP14 of the Fenland Local Plan 2014.</p> |
| 9. | <p>Prior to commencement of the development hereby approved an updated Ecological Report shall be submitted to and approved in writing by the Local Planning Authority; this report shall propose appropriate mitigation along with an implementation strategy which addresses/includes the following:</p> <ul style="list-style-type: none"> - Provision of replacement Barn Owl roost features along with confirmation of the outcome of the pre-demolition checks are provided prior to commencement of development - External lighting which is low powered and short-timed Passive Infrared sensitive to large objects only. Lighting should also be designed to be baffled downwards away from the boundary hedges - A number of bat tubes and/ or boxes should be incorporated into the development to provide suitable bat roosting habitat - Site clearance/ demolition works should be avoided during the bird nesting period; where this is not possible a suitably qualified ecologist should first carry out a survey to establish that nesting birds are not present or that works would not disturb any nesting birds. - A range of bird nest boxes should be installed on site, Confirmation of details regarding numbers, designs, locations and timing for installation should be provided. - A hedgehog mitigation strategy, to include details of penetrable barriers allowing adequate gaps to be retained under any new fencing. <p>The approved scheme shall be implemented in accordance with the approved details and shall be retained for a minimum of 5 years thereafter.</p> |

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| | Reason: In the interests of Biodiversity and in accordance with Policy LP19 of the Fenland Local Plan. |
| 10. | <p>No development approved by this permission shall commence prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.</p> <p>(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses, the proposed site usage, and include a conceptual model. The site investigation strategy will be based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.</p> <p>(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.</p> <p>(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.</p> <p>No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).</p> <p>(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.</p> <p>(e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.</p> <p>(f) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried</p> |

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| | <p>out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.</p> <p>Reason - To control pollution of land or water in the interests of the environment and public safety in accordance with Policy LP16 of the Fenland Local Plan 2014.</p> |
| 11. | <p>No demolition/development shall take place until a written scheme of investigation (WSI) for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:</p> <ul style="list-style-type: none"> a) the statement of significance and research objectives; b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works c) The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. <p>Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.</p> <p>Reason: - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy LP18 of the Fenland Local Plan.</p> |
| 12. | <p>Prior to the commencement of the development hereby approved details showing an adequate temporary facilities area to be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction shall be submitted to and agreed in writing by the Local Planning Authority. The temporary facilities area shall thereafter be provided and retained during the period of construction of the development.</p> <p>Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway in accordance with Policy LP15 of the Fenland Local Plan 2014.</p> |
| 13. | <p>Development shall not commence until fully operational wheel cleaning equipment has been installed within the site. All vehicles leaving the site shall pass through the wheel cleaning equipment</p> |

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| | <p>which shall be sited to ensure that vehicles are able to leave the site and enter the public highway in a clean condition and free of debris which could fall onto the public highway. The wheel cleaning equipment shall be retained on site in full working order for the duration of the development.</p> <p>Reason: In the interest of highway safety in accordance with Policy LP15 of the Fenland Local Plan 2014.</p> |
| 14. | <p>No development shall take place until details of works to Bridge Lane as shown in principle on 2585-03 Rev B have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied/brought into use until all of the works have been completed in accordance with the approved details.</p> <p>Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan (2014)</p> |
| 15. | <p>Prior to the occupation of the development, a landscape management and maintenance plan, including details of measures to protect and enhance existing flora, fauna and habitats within the development site shall be submitted to and approved by the Local Planning Authority in writing. The landscape management and maintenance plan shall be carried out as approved in accordance with the specified schedule contained therein.</p> <p>Reason - To protect the visual amenity value of the landscaping, and the biodiversity value of the habitat within the site in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p> |
| 16. | <p>Prior to the occupation of the first dwelling/use hereby approved, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning 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 1980 or a Private Management and Maintenance Company has been established.</p> <p>Reason: To ensure a satisfactory means of access in accordance with policies LP15 and LP16 of the Fenland Local Plan.</p> |
| 17. | <p>Prior to the first occupation of any building/dwelling the road(s), footway(s) and cycleway(s) required to access that building/dwelling shall be constructed to at least binder course surfacing level from the building/ dwelling to the adjoining adopted road in accordance with the details approved on Dwg No 001 REV 004 and in conjunction with the Local Highway Authority.</p> <p>Reason: In the interests of highway safety and to ensure compliance</p> |
| 18. | <p>The detailed layout required by Condition No 1 shall include a minimum of 0.075 hectares of public amenity space which shall also include details of its long-term management and maintenance and</p> |

| | |
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| | <p>timescales for implementation.</p> <p>Reason: In the interests of provision of a satisfactory development and in accordance of Policy LP16 of the Fenland Local Plan.</p> |
| 19. | <p>The landscaping scheme submitted in accordance with Condition No 1 of this decision shall include a range of native tree and shrub species and the provision of a replacement native hedgerow on the western boundary of the site which shall subsequently be retained, maintained and managed at a minimum height of 3 metres.</p> <p>Reason: In the interest of biodiversity and visual amenity in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p> |
| 20. | Approved Plans |



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F/YR20/0234/O

Scale = 1:1,250





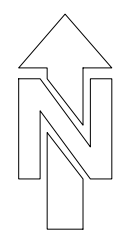
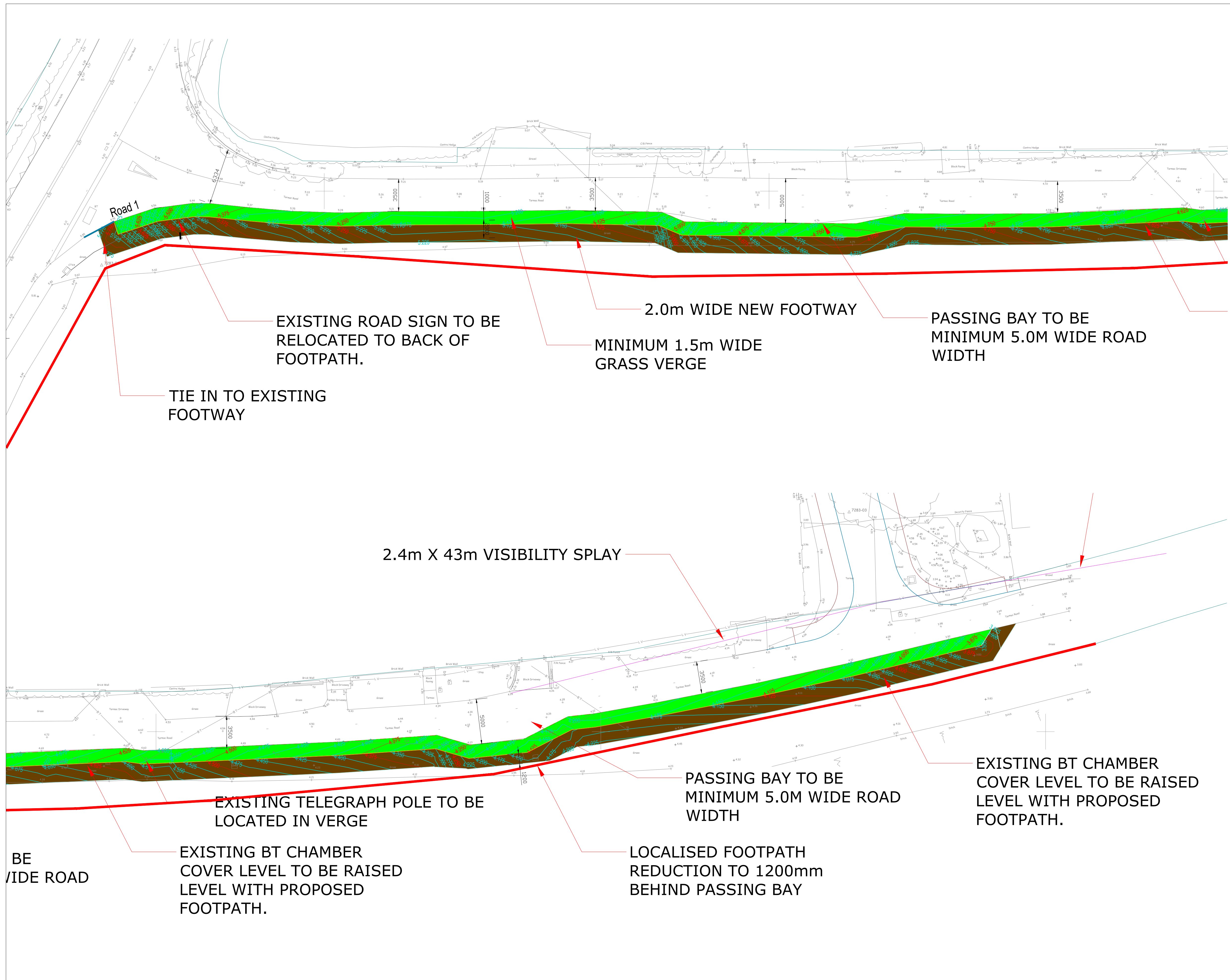
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|----------|------------------|----------|------------|
| 004 | Footpath updated | Oci 2023 | N. Azizi |
| Revision | Description | Date | Revised By |

MJS CONSTRUCTION

MJS House, Wisbech Road, March, Cambs, PE15 0BA

W www.mjsconstruction.co.uk T 01354 660663 E Adam.Sutton@mjsconstruction.co.uk

| | | | | | |
|---------------|--|----------------|---------------|--------------------|----------|
| Project | Residential Development | | Drawing Issue | Planning Reference | |
| Drawing Title | Site and Location Plan | | | | |
| Address | North of 3 - 9 Bridge Lane Wilmington | | | | |
| Drawn By | N. Azizi | Paper Size | A1 | Date | Oct 2023 |
| Project Name | 007 - Bridge Lane | Drawing Number | 001 | Revision | 004 |



- 2.0m WIDE NEW FOOTWAY
- 1.0m WIDE GRASS VERGE
- HIGHWAY BOUNDARY

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

| | | | |
|-----|----------|------------------------------|------|
| B | 31.08.23 | VERGE INCREASED | JTC |
| A | 17.08.23 | FOOTWAY REVISED | JTC |
| REV | DATE | DESCRIPTION/REASON FOR ISSUE | APPR |

MTCE
ENGINEERING
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Ground Floor, 24 High Street
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Tel: (01223) 837270, fax: (01223) 835648
E-mail: office@mtcengineering.co.uk

PROJECT
Bridge Lane, Wimblington

TITLE
Off-Site Highway Works

| | | | |
|------|-----|------------|--------------|
| ORIG | JTC | DATE | January 2021 |
| CHKD | | SCALE | 1/200 @ A1 |
| APPR | | DRAWING NO | 2585-03 |

REV B
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F/YR24/1000/F

**Applicant: Mr D Wyatt
Construct Reason Ltd**

**Agent: Mr Lee Bevens
L Bevens Associates Ltd**

**Land West Of 27 Norfolk Street Accessed From, Morley Way, Wimblington,
Cambridgeshire**

**Erect 5 dwellings with associated garages and the formation of an attenuation
pond**

Officer recommendation: Refuse

**Reason for Committee: Number of representations contrary to Officer
recommendation**

Government Planning Guarantee

Statutory Target Date For Determination: 12 February 2025

EOT in Place: Yes

EOT Expiry: 06 June 2025

Application Fee: £2890

Risk Statement:

**This application must be determined by 06.06.2025 otherwise it will be out of time
and therefore negatively affect the performance figures.**

1 EXECUTIVE SUMMARY

- 1.1. The application seeks full planning permission for the erection of 5no. storey, 3-bed properties served via an access off Morley Way.
- 1.2. The proposal is considered to be acceptable when considered in terms of its location within the built form of the settlement of Wimblington, which is identified as a 'Growth Village' in Policy LP3 of the Fenland Local Plan (2014).
- 1.3. The proposed design and layout of the dwellings, along with the palette of materials, is considered to be in keeping with the surrounding pattern of development seen along Morley Way and Waggoners Way.
- 1.4. Further, it is not considered that the proposal would give rise to any unacceptable amenity impacts, in accordance with Policy LP16 of the Fenland Local Plan (2014).
- 1.5. However, it has been identified that the development would result in 'less than substantial harm' to the setting of the adjacent Listed Building, 31 Norfolk Street, and it is not considered that the public benefits arising from the scheme would outweigh this harm in the overall planning balance.

1.6. The proposal is therefore considered to be unacceptable and it is accordingly recommended for refusal.

2 SITE DESCRIPTION

- 2.1. The application site is located at Land West of 27 Norfolk Street, but is accessed via Morley Way in Wimblington.
- 2.2. The site comprises an area of undeveloped grassland that is surrounded by residential properties. There are well-established soft landscaping features that provide natural screening along the western and southern boundary of the site. There is a mix of soft and hard landscaping features along the eastern boundary, although these are less substantial, with the site appearing to sit at a higher level than the residential properties to the east of the site.
- 2.3. The site is located entirely in Flood Zone 1 and is at very low risk of surface water flooding.
- 2.4. The adjacent building dwelling to the east, 31 Norfolk Street, is a Grade II Listed Building.

3 PROPOSAL

- 3.1. The application seeks full planning permission for the erection of 5 single storey, 3-bed dwellings. Plots 1-3 & 5 are proposed to have integral garages, whilst Plot 4 benefits from a detached double garage.
- 3.2. The development is proposed to be served via a new access created onto Morley Way that will run from north to south down the western side of the site, with the dwellings situated immediately east of the access road.
- 3.3. The proposed palette of materials includes a mix of orange and cream facing brickwork, and a mix of red pantiles and Sandtoft slates.
- 3.4. The proposed dwellings measure between 5.5m-5.8m in height to the ridge, between 12m-14m in width, and between 11m-13m in depth.
- 3.5. An attenuation basin is proposed at the southern end of the site.
- 3.6. Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

| | | |
|---------------|---|-----------------------|
| F/YR24/0051/F | Erect 8 x dwellings (2 x single storey, 2 bed and 6 x single storey 3 bed) with associated garages and the formation of an attenuation pond | Withdrawn 19.07.24 |
|---------------|---|-----------------------|

5 CONSULTATIONS

5.1. Anglian Water – 03.01.25

We need to inform you that there is a 150mm gravity foul sewer which is crossing the development site. We have reviewed the submitted Proposed Site Layout CH23/LBA/630/FP-2-101 revision A which states that there will be 3.0m easement from either side of the existing foul sewer which is acceptable to Anglian Water. It is also stated that the existing gate in Morley Way will be relocated to new southern boundary fence.

So that Anglian Water has clear access to the Anglian Water owned sewer, the applicant is required to clarify that the proposed gate will not obstruct Anglian Water's access to the 150mm sewer for future maintenance and operations to the sewer.

No objection subject to conditions in relation to Wastewater Treatment & Surface Water Disposal.

5.2. Cambridgeshire County Council Highways – 20.01.25

The applicant is proposing a shared use area at 5.5m wide with a turning head at the end. This layout and its dimensions are suitable for refuge vehicles to enter and turn in the proposed road. There is also a suitable existing footway for pedestrians along Morley Way leading directly to the proposed site. As such all highway offsite works are already in place and no further mitigation works on the highway are needed to facilitate this development.

I note that the local residents have concerns regarding the impact of the construction of this development, on the highway. However, the highways authority can not object to a development based on how it will be constructed. As all road legal vehicles are permitted to use the adopted highway. Should the development gain the benefit planning permission I would suggest a Condition where the applicant demonstrate how delivers, parking and the site as a whole is managed including wheel washing facilities for construction traffic.

5.3. Cambridgeshire County Council Archaeology – 02.01.25

Our records indicate the development lies in an area of high archaeological potential. Prior to modern development, cropmarks to the north-west of the development area showed the presence of a series of irregular shaped enclosures (Cambridgeshire Historic Environment Record reference. 11646). Archaeological investigations have since been undertaken to the north of the cropmarks which showed a number of remains dating from the Bronze Age to Roman periods (CHER ref. MCB20356). The earliest activity on the site was a barrow of Bronze Age to Iron Age date. During the middle Iron Age a farmstead was developed comprised of post-built structures and field systems.

The Roman period saw the expansion of settlement in the area, with the creation of a number of enclosures, waterholes and a timber structure (CHER ref. MCB20356). The Roman settlement is believed to have centred upon a trackway leading from the cropmark complex to the north, and has been traced in subsequent archaeological investigations which has revealed similar patterns of Iron Age to Roman enclosures and settlement (CHER refs. MCB31818). Later occupation saw the surrounding development area turn to agriculture, with earthwork remains of ridge and furrow cultivation lying to the west (CHER ref. 02742). To the south-east archaeological investigations revealed evidence for 17th to 20th century pitting (CHER refs. MCB17779 and MCB16492).

We have commented on the previous application within the same bounds (F/YR24/0051/F), of which our advice remains the same. Namely that due to the archaeological potential of the site, a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary.

5.4. Environmental Health – 03.01.25

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal.

Given the nature and scale of the proposed development, the issues of primary concern to this service during the construction phase would be the potential for noise, dust and possible vibration to adversely impact on the amenity of the occupiers at the nearest residential properties.

Therefore, this service would welcome a condition requiring the submission of a robust Construction Environmental Management Plan (CEMP) that shall include working time restrictions in line with the template for developers, now available on Fenland District Council's website at: Construction Environmental Management Plan: A template for development sites (fenland.gov.uk)

Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites may also be relevant, as would details of any piling construction methods / options, as appropriate.

5.5. Conservation Officer

Response received 13.02.25

I am of the view that the loss off one of the last remaining parcels of open land on the edge of the historic parts of the settlement will have a considerable impact on the setting of the GII listed 31 Norfolk Street. This is an in-principle objection to the loss of this grazing land.

The setting of the LB is currently that of a building sat within its spacious grounds with a verdant and spacious field setting in the backdrop, as it has benefitted from historically. The change to this setting would be considerable and alter the context that the Listed building is appreciated and understood.

The development results in less than substantial harm (medium) to the identified heritage assets, for which national and local heritage policy and guidance points to a presumption against Councils supporting such development, unless there are strong public benefits which outweigh the harm identified.

Response received 09.04.25

There is a firm disagreement with the statements made in the rebuttal with regards to key views and setting being preserved. Furthermore, there is strong disagreement that the development accords with LP18 and heritage sections of the NPPF.

The proposals came forward with little heritage consideration and without a suitably detailed HIA. The HIA's have been created after the proposal has been put together and attempt to justify.

Owing to the impact on setting and the loss of one of the last remaining parcels of open land adjacent to the historic core of the village, the development will result in less than substantial harm (medium on the spectrum) and therefore is not deemed accord with Policy LP18 of the Fenland Local Plan 2014 and relevant heritage sections of the NPPF.

Finally, para 213 of the NPPF states that any harm to the significance of a designated heritage asset or its setting should require clear and convincing justification for which has not been provided.

Recommendation: Refuse

5.6. Wimblington Parish Council – 21.01.25

5 Dwellings off Morley Way This planning application needs to be refused because it does not comply with a number of FDC Local Planning Policies and NPPF policies, also there are strong objections from both the local community and the Parish Council. The planning officer and planning committee are asked to consider all of the following policies. Wimblington has far exceeded its 'village threshold' for LP12 Part A.

LP2 - Facilitating Health and Wellbeing of Fenland Residents creating sufficient and the right mix of homes to meet people's needs, and in the right location

(LP3, LP4 and LP5) - these dwellings are not in the right location, the village does not need further homes, the health and Well-being of local residents is being affected due to the lack of sustainable facilities, especially the surgery.

(LP14B) - pluvial flooding is a grave concern in this area which includes a number of historic listed buildings, non-listed heritage buildings and the village hall (an asset of value to the community). (LP16) avoiding adverse impacts LP3 Wimblington is no longer a sustainable location and struggles to address local needs, there is no validated need for more housing at present. Wimblington has already exceeded a considerable scale of development.

3.4 - Housing Growth and Meeting Housing Need

3.4.2 - Wimblington as a growth village has not been reviewed, the Housing Needs Assessment done on behalf of the village states that Wimblington has achieved its growth, it also states the village far exceeds the percentage of bungalows needed.

3.4.3 - Wimblington is no longer a sustainable location and struggles to address local needs, further housing will only exacerbate these problems.

3.4.4 - There are a number of developments still awaiting completion, the infrastructure is not coping especially the utilities, residents are suffering because of this.

4.7 - Rural Areas

4.7.1 - This proposal does not retain the distinctive settlement patterns, it is being shoehorned into a central part of the village which is of historical value to the community and the village is no longer a sustainable environment.

LP4 - Housing - total target need - 11,000 in 20 years

**Note: Development at Wimblington and Doddington will be appropriate provided that capacity at, or in the sewerage network leading to, the Waste Water Treatment Work in Doddington can be addressed. - this has not been addressed and Anglian Water do not foresee it being addressed in the immediate future. At present there are major problems with pluvial flooding within areas of the village and this development will exasperated this. Anglian Water cannot manage the present water and sewerage problems and there are a further 88 dwellings off March Road and 21 dwellings off of Willow Gardens that have still to be added to the existing system WHICH ISN'T COPING. (LP13)*

LP5. A recent Housing Need Assessment, now adopted by Parish Council, states Wimblington village far exceeds the national average in Fenland and England for built bungalows in our area, there is no need for further housing.

NPPF

Delivering a sufficient supply of homes 61 To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment - a local housing needs assessment has been completed for Wimblington.

LP 12 - Rural Areas Development Policy It would not put people or property in danger from identified risks It will increase vehicle movement around a residential play area. It will increase the risk of pluvial flooding of peoples properties, increase the risk of drainage and sewage problem already experienced within the village.

It can be served by sustainable infrastructure provision, such as surface water and waste water drainage and highways – The infrastructure within the village is already struggling both with pluvial flooding, sewage coming up through drains and into peoples properties, drains flooding. The roads in the village are damaged, cracked and with potholes, due to the increase in traffic especially heavy traffic.

Waggoners Way and Morley Way roads were not constructed to take heavy plant machinery and vehicles, who will be responsible for the possible deterioration of the road surface and pathways? The proposal is of a scale and in a location that is in keeping with the core shape and form of the settlement and will not adversely harm its character and appearance - this application will adversely harm the historic, heritage character of the village. It would not result in the loss of important spaces within the village - the proposed site will remove the open space that helps retains the important historic elements of the village separate from the new built area to the north, both listed and non-listed heritage assets surround this open space.

LP13 - Supporting and Managing the Impact of a Growing District the implications of constructing this development in the heart of the village are of grave concern to local residents and the Parish council, the infrastructure is not sufficient to support or meet all the requirements of the additional growth.

LP 14 - Responding to Climate Change and Managing the Risk of Flooding in Fenland This development could have devastating consequences on both the heritage-built area, historic buildings and the village hall. Parish Council has very recently had to withdraw the option of double depth graves as its cemetery as at a recent grave digging the contractor struggled to dig the depth as the ground is so sodden that the sides collapsed despite robust shoring up. He has advised that he cannot dig double depth in our soil in the future as it would be dangerous.

LP16 - Delivering and Protecting High Quality Environments across the District The proposed site will not make a positive contribution, this site will impose on the historic character of the centre of the village heritage area, it will not reinforce local identity or improve the character of the local built environment. It will introduce an alien environment within the important heritage element of the village.

NPPF - Considering development proposals 112 within this context application for development should a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas - this development will have consequences on the pedestrian and cycle movements within the neighbouring areas, this development is to be situated at the end of a quiet cul-de-sac which incorporates PROW used extensively by local residents and ramblers. c) create places that are safe, secure and attractive - which minimise the scope for conflict between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards - this site increases the scope of conflict between pedestrians, cyclist and vehicles in an area of the village that has always been a quiet street with little traffic. This application is not responding to local character or designs standards that will sit comfortably in an open space surrounded by the village's historically built area.

LP 18 - The Historic Environment This development has the potential to harm the setting and local heritage assets, designated and undesignated, within the heart of our historic environment in the village centre. It is not just the visible historical aspects of the village there is also an archaeological heritage below the surface that needs protecting.

Further Comments

Wimblington is a historic, residential village situated within a unique working landscape which is slowly being eroded. This application is proposed adjacent to one of the most popular 'green spaces' still available within the centre of our village that leads off of PROW 236/1. It is being shoehorned into the end of a recorded 'no through' road that is greatly used, safely, by the local community - school children of all ages, juniors going through to Thomas Eaton school and seniors going through to the main road to catch the bus through to March and Chatteris. The cul-de-sac area of bungalows is predominately older residents who enjoy the relaxed environment surrounding their homes. Constructing 5 un-required bungalows, with up to a minimum of 10 additional vehicles passing through the small estate, is going to impact on this quiet purpose-built environment.

The adjacent roads are the epicentre of Wimblington's historic heritage with a number of listed buildings and buildings on the villages non-listed heritage assets. Allowing dwellings in between the heritage, historic environment of village life is not supported by many of the residents or by the Parish Council. The fact that the proposed area slopes south/easterly means that there is a possibility that those important heritage, historic village assets will be put at risk of flooding. There are already problems within the area of surface flooding, drainage and sewerage back flooding. LLFA have stated, in regards to the planning application adjacent to this application, that there is a water course located on the eastern boundary surface, LLFA also state that 'if the development is in an area with critical drainage problems', which Wimblington is now experiencing, that concern should be raised. The excess water will travel in a south/easterly direction, there are assets of heritage importance and our village hall in that direction. Anglian Water have also stated that they have foul sewer pipes running within the proximity of the site. The site itself has been highlighted as an area of high archaeological interest and for that reason should be respected and preserved.

Trying to get construction vehicles onto the proposed site is going to have a traumatic impact on the residents of both Waggoners Way and Morley Way, especially those facing directly on to the road with little or no frontage. The mental stress of having constant heavy vehicles travelling pass their homes, close to cars parked out on the road and residents walking around the small estate.

Although the actual planning application may comply with a number of FDC Local Planning Policies and NPPF it needs to be recognised as an invasion in two different areas of the village. The historic, heritage area of our beautiful village and the small, quiet, tranquil estate that has appealed to the older resident of the village. This site sits as a buffer between the more modern bungalow area and the historic, heritage area of the village, by shoehorning in 5 unnecessary dwellings it is compacting housing into the heart of the village centre.

It is questionable that this proposed development is sustainable - there has been a sufficiently large increase in the number of dwellings built in Wimblington over the past 10 years, which far outreaches the planned target for this 'growth village'. The infrastructure within the village already struggles to cope and as such could result in detrimental impacts to the local community and the environment (surface water flooding and sewage/waste water back flooding), services are becoming stretched (doctor's appointments can mean travelling to other surgeries, for example, many services can only be accessed at the Ramsey surgery a 22 mile round trip and many residents do not have their own transport), schooling of senior children means travelling by vehicle, shopping means travelling by vehicle) employment is limited locally therefore involves travelling, there is no regular bus service available for the local community. Travelling by vehicle inevitably means using the busy A141 and joining this main road can be both hazardous and difficult especially at busy peak-times. Even service energy providers are struggling to maintain a consistent flow of energies especially at peak-times.

This planning application is not supported by the local community or the Parish Council and as such the planning officer and planning committee are asked to refuse this development and support the local community.

5.7. Tree and Landscape Consultant – 03.01.25

The arboricultural report provided demonstrates the existing trees can be present. I would suggest that the method statement is amended to ensure arboricultural supervision is present when works in the root protection area are undertaken, so that if roots are encountered, they will be suitably protected.

The landscape scheme is acceptable with suitable planting for the scheme.

5.8. LLFA

Response received 22.01.25

At present we object to the grant of planning permission for the following reasons:

We have reviewed the submitted documents and at present we object to the grant of planning permission for the following reasons:

1. Pumping

Pumping of surface water is an unsustainable drainage method. Pumps present a significant residual risk if they are not maintained or fail during a storm event. Our preference is for gravity discharge to the surface water drainage system, mimicking the natural drainage of the site and reducing energy consumption as stated in

paragraph 6.3.5 and 6.3.28 of the Flood and Water Supplementary Planning Document (SPD).

We require that the applicant attempts to discharge as much surface water runoff via gravity as possible. This can be achieved through the use of larger areas of shallow attenuation, alternative SuDS approaches or an amendment to the layout of the site.

2. Inappropriate on H&S grounds

The maximum depth of the permanent pool should not exceed 2 m and should normally be a maximum of 1.2 m unless all safety considerations indicate a greater depth is acceptable. The present design shows a permanent water depth of 3.4m +, if the pump should fail, which is unacceptable.

Response received 27.02.25

We have reviewed the following documents:

- *RESPONSE FROM CONSULTANT TO LLFA COMMENTS, MCT Engineering, 14/2*
- *Indicative Drainage Layout, MTC, Ref: 3087-05 rev G, 27/7/23*
- *External and Floor Levels, MTC, Ref: 3087-12 rev B, 17/5/24*
- *SWS Pump Failure Calcs, MTC, Rev B, 23/1/25*
- *SWS Calculations, MTC, Rev D, 23/1/25*

Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable surfacing and attenuation basin, restricting surface water discharge to 2l/s.

The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse).

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

Conditions requested relating to detailed surface water drainage scheme, scheme for managing water run-off during construction and maintenance scheme for surface water drainage.

5.9. Local Residents/Interested Parties

Objectors

A total of 78 letters of objection were received from residents of Wimblington. The comments raised the following points:

- Disruption to residents of Waggoners Way and Morley Way caused by construction vehicles
- Danger to uses of allocated green space on Morley Way
- Road network too narrow for heavy goods vehicles
- Traffic calming measures will be damaged by construction vehicles
- Insufficient parking provision in the area
- Decrease in value of existing properties

- No need for further homes in Wimblington
- Flood risk on and around the site
- Impact on Listed Buildings
- Wimblington has already experienced considerable scale of development
- Lack of privacy for occupiers of proposed dwellings due to overlooking from existing dwelling

Supporters

A total of 23 letters of support were received, raising the following points:

- Same developer that originally built our Morley Way and was always intended to build this land
- Continuity of approach to building
- Some infrastructure already in place on site
- Need for bungalows

6 STATUTORY DUTY

- 6.1. 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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the Wimblington and Stonea Neighbourhood Plan (Pre-Submission Draft October 2024).
- 6.2. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 - Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Movement

Nature

Uses

Homes and Buildings

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
- LP13 – Supporting and Managing 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
- LP18 – The Historic Environment
- LP19 – The Natural Environment

Wimblington and Stonea Neighbourhood Plan (Pre-Submission Draft October 2024)

Wimblington & Stonea Parish Council has carried out a pre-submission consultation on the draft plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The draft plan has not yet been submitted for examination. Given the very early stage which the draft plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry very limited weight in decision making. Of relevance to this application are policies:

- Policy NE1: Protecting the Landscape
- Policy NE2: Biodiversity
- Policy HE1: Protecting and enhancing local heritage assets
- Policy SD1: Development and the Settlement Boundary
- Policy SD3: High-Quality Design
- Policy SD6: Flood Risk
- Policy H1: Housing Mix
- Policy TT1: Car Parking
- Policy C2: Local Green Spaces

Delivering and Protecting High Quality Environments in Fenland SPD 2014

- DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

Cambridgeshire Flood and Water SPD 2016

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP2: Spatial Strategy for the Location of Residential Development
- LP4: Securing Fenland's Future
- LP7: Design

LP8: Amenity Provision
LP12: Meeting Housing Needs
LP13: Custom and Self Build
LP20: Accessibility and Transport
LP22: Parking Provision
LP23: Historic Environment
LP24: Natural Environment
LP25: Biodiversity Net Gain
LP27: Trees and Planting
LP28: Landscape

8 KEY ISSUES

- **Principle of Development**
- **Character and appearance**
- **Amenity Impact**
- **Impact on Historic Environment**
- **Flood Risk and Drainage**
- **Parking provision and highway safety**
- **Biodiversity Impact**
- **Biodiversity Net Gain (BNG)**

9 BACKGROUND

- 9.1. The application site was subject to a previous application under reference number F/YR24/0051/F, which sought planning permission for a scheme of 8no. dwellings.
- 9.2. This application was subsequently withdrawn and as such, does not represent a material planning consideration in the determination of this application. However, it is noted that the scheme has been reduced in scale and amended in layout in an attempt to address the objections received, primarily from the Conservation Officer in relation to the impact on the adjacent Listed Building.
- 9.3. The objections from the Conservation Officer remain. However, this will be addressed in further detail in the Assessment section of this report.

10 ASSESSMENT

Principle of Development

- 10.1. The application site is considered to be located within the developed footprint of the village, within the settlement of Wimblington. Policy LP3 of the Fenland Local Plan advises that Wimblington is a 'Growth Village' and that development within the existing urban area, such as this location, is appropriate.
- 10.2. Policy LP12 advises that for villages, new development will be supported where it contributes to the sustainability of that settlement and does not harm the open character of the countryside. The site is considered to be within the developed footprint of the village and therefore would not impact the character of the countryside.
- 10.3. This policy also advises that if a proposal within or on the edge of a village, in conjunction with other development built since 2011 and committed to be built (i.e. with planning permission) increases the number of dwellings in a growth village by 15% or more, then the proposal should have demonstrable evidence of clear local community support for the scheme.

- 10.4. Wimblington has already exceeded its 15% threshold. However, an appeal decision received in respect of an application that was refused purely on this basis (F/YR14/0838/O) indicates that the threshold considerations and requirement for community support should not result in an otherwise acceptable scheme being refused.
- 10.5. In this instance, a number of representations have been received, both in support and against the proposals, with the objections far outnumbering the letters of support. As such, it cannot be demonstrated that there is clear community support for the proposals. Notwithstanding that, as per the appeal decision referenced in paragraph 10.4, the absence of clear community support does not render the scheme unacceptable in principle in planning terms.
- 10.6. As such, the principle of this development is considered to be supported by Policies LP3 and LP12 of the Fenland Local Plan (2014).

Character and appearance

- 10.7. The application is submitted in Full format and is therefore supported by detailed drawings of the dwellings proposed and a detailed site layout.
- 10.8. The submitted site layout plan identifies the development as being an extension of the existing cul-de-sac, Morley Way, with a spine road that extends from north to south along the western boundary of the site, with the dwellings located immediately to the east of this.
- 10.9. The proposed dwellings are single storey in nature and measures between 5.5m-5.8m in height to the ridge, between 12m-14m in width, and between 11m-13m in depth.
- 10.10. Development along Morley Way is predominantly characterised by bungalows and, as such, the scale of the proposed dwellings is considered to be appropriate in this location. This is further reinforced by a palette of materials that is in keeping with the surrounding area, as set out in paragraph 3.3 of this report.
- 10.11. The density of development is approximately 10 dwellings per hectare. Whilst this density of development is relatively low compared to that seen generally on Morley Way and Waggoners Way, it is not considered that it is so low so as to represent an inefficient use of land. This is particularly notable when considering that the development along Norfolk Street to the east is of a much lower density than that along Morley Way. As such, it can be considered that the development proposed in this application represents a transition in density between the two.
- 10.12. Further to this, the plot sizes for each dwelling are generous, therefore avoiding a cramped form of development in this location. Minimal hardstanding is proposed throughout the site, with soft landscaping features proposed for retention. It is considered that this will soften the visual impact of the development and ensure a reduced impact on the landscape character of the area.
- 10.13. The proposal is overall considered to be in accordance with the requirements of Policy LP16 of the Fenland Local Plan (2014).

Amenity Impact

- 10.14. The site is adjoined by residential dwellings to the east and west. The land immediately to the west comprises private amenity space for dwellings on March Road. The proposed units are separated from the western boundary of the site by

approximately 10m, thereby offering some separation from the adjoining private amenity space. Further, there is existing and well-established hedgerow along this boundary that offers substantial screening and protection for the private amenity space of the neighbouring properties to the west.

- 10.15. The land to the east of the application site also comprises of residential properties on Norfolk Street. The dwellings along Norfolk Street are generally set back from the public highway and are in close proximity to the boundary with the application site. The proposed dwellings are separated from the eastern boundary by 26m-28m, with the nearest residential property, 31 Norfolk Street, separated by a distance of 36m.
- 10.16. The topographical survey undertaken of the site states that the ground level of the site nearest to the adjoining property, 31 Norfolk Street, is 4.54m. The survey further notes that the ridge height of 31 Norfolk Street stands at 10.79m. Whilst the ground level on the adjacent site is not specified on the plans, it is clear that the ground level on the adjacent land is lower than that of the application site.
- 10.17. The single storey nature of the proposed dwellings and length of rear gardens backing onto 31 Norfolk Street are considered to be sufficient to avoid any overlooking impacts or overshadowing impacts on the adjacent dwelling.
- 10.18. It is noted that there is already a degree of boundary screening along the boundary with 31 Norfolk Street, but it is suggested that a condition is imposed requiring the submission of a detailed soft and hard landscaping scheme to ensure that any impacts are suitably mitigated against whilst retaining appropriate private amenities for the existing occupiers.
- 10.19. Further to this, a condition is suggested to remove permitted development rights from the proposed dwellings for any works permitted under Schedule 2, Part 1, Classes AA (Construction of additional stories), Class B (Additions to roof), and Class E (Buildings incidental to the enjoyment of a dwellinghouse).
- 10.20. The removal of these Permitted Development Rights will ensure the avoidance of any undue detrimental impacts on the amenities of 31 Norfolk Street through the further development of the site without first securing planning permission for the works.
- 10.21. The concerns raised by neighbouring properties in respect of the impact of the development during the construction phase in respect of noise and disruption etc. are noted, however, these are not material planning considerations. Notwithstanding this, a condition requiring the submission of a CEMP is suggested to ensure that any impacts arising from the construction phase are mitigated as far as practicably possible.
- 10.22. It is overall considered, on balance, that the proposal is in accordance with Policy LP16 of the Fenland Local Plan (2014) in respect of amenity impacts.

Impact on Historic Environment

- 10.23. The application site is immediately adjacent to a Grade II Listed Building, 31 Norfolk Street, which is a residential property situated to the east of the site. Historic maps show this as a relatively isolated building set within farmland and as such the open application site immediately to the rear forms part of the setting of this, reflecting the listed building's historic relationship with the open countryside. Setting is defined in the Glossary to the NPPF as "The surroundings in which a

heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

- 10.24. The scheme has been considered by the Council’s Conservation Officer, who has objected to the application on the basis that the scheme will result in ‘less than substantial harm’ to the setting of the Listed Building without justification and that the application is supported by insufficient justification as to the harm caused to the Heritage Asset, contrary to the NPPF and Fenland Local Plan. Less than substantial harm is the medium level of harm identified within the NPPF.
- 10.25. Paragraph 215 of the NPPF states that “*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...*”. In this instance, it is not considered that the benefits arising from the development of only five market dwellings, when considered in the context of the district’s healthy five year housing land supply, outweigh the harm which would be caused to the setting of the Listed Building, and therefore the proposal is considered to be contrary to Paragraph 215 of the NPPF (2024).
- 10.26. It is acknowledged that the context in which the listed building is viewed has changed significantly over time and that it is now seen in a more urban environment than was the case historically. However, as the Council’s Conservation Officer sets out in their objection to the application, “Historic England guidance on setting states that ‘where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policy, strong considerations need to be given to whether additional change will further detract from the significance of the asset’. Negative change would include severing the last link between the asset and its historic setting, as would clearly be the case here”.
- 10.27. The proposal is therefore considered to be unacceptable, on balance, having regard to Policy LP18 of the Fenland Local Plan (2014) and the NPPF (2024) and in the context of the requirements of Section 66 of the Planning (Listed Building and Conservation Area) Act 1990.

Flood Risk and Drainage

- 10.28. The application site falls within Flood Zone 1 and is at Very Low Risk of Flooding. As such, it is considered that there are no issues to consider with regard to Policy LP14 of the Fenland Local Plan (2014) or Chapter 14 of the NPPF (2024).
- 10.29. The LLFA were consulted on the application and, after the submission of additional information and indicative drainage details, have raised no objections to the proposal, subject to conditions requiring the submission of detailed drainage measures.
- 10.30. The LLFA have no objections to the principle that the site is capable of accommodating the development, providing sufficient drainage and avoiding any adverse off-site impacts in respect of flood risk.
- 10.31. The proposal is therefore considered to satisfy the requirements of Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the NPPF (2024) in respect of Flood Risk and Drainage.

Parking Provision and Highway Safety

- 10.32. The Highway Authority have been consulted on the application and have raised no objections to the proposal in respect of its impact on highway safety in the locality.
- 10.33. Whilst the representations made in respect of the impact of the development during the construction phase are noted, it is not possible to object to a planning application on these grounds. As such, a condition is suggested requiring the submission of details of wheel washing facilities and a temporary facilities area to minimise the highway impact of the development during the construction phase.
- 10.34. Each plot is considered to benefit from adequate parking and turning provision to allow vehicles to access the public highway in forward gear, and to avoid on-street parking that could give rise to any highway safety concerns.
- 10.35. The proposal is therefore considered to accord with the requirements of Policy LP15 of the Fenland Local Plan (2014).

Biodiversity Impacts

- 10.36. The application is supported by a Preliminary Ecological Appraisal prepared by Philip Parker Associates Ltd (10.06.2024). The report concludes that there will be no significant biodiversity impacts arising from the development, and that no further surveys are required subject to the precautionary measures set out in the report being adhered to during the construction phase.
- 10.37. Due to the largely built-up nature of the surrounding area, it is considered unlikely that the site will offer little by way of habitat or biodiversity value that could not be mitigated against nor have enhancements provided by virtue of the submission of an appropriate scheme.
- 10.38. The proposal is therefore considered to be acceptable in terms of its biodiversity impact, having regard to Policy LP19 of the Fenland Local Plan (2014), subject to conditions requiring the submission of a full mitigation and enhancement plan.

Biodiversity Net Gain (BNG)

- 10.39. The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.40. In this instance a Biodiversity Gain Condition is required to be approved before development is begun.

11 CONCLUSIONS

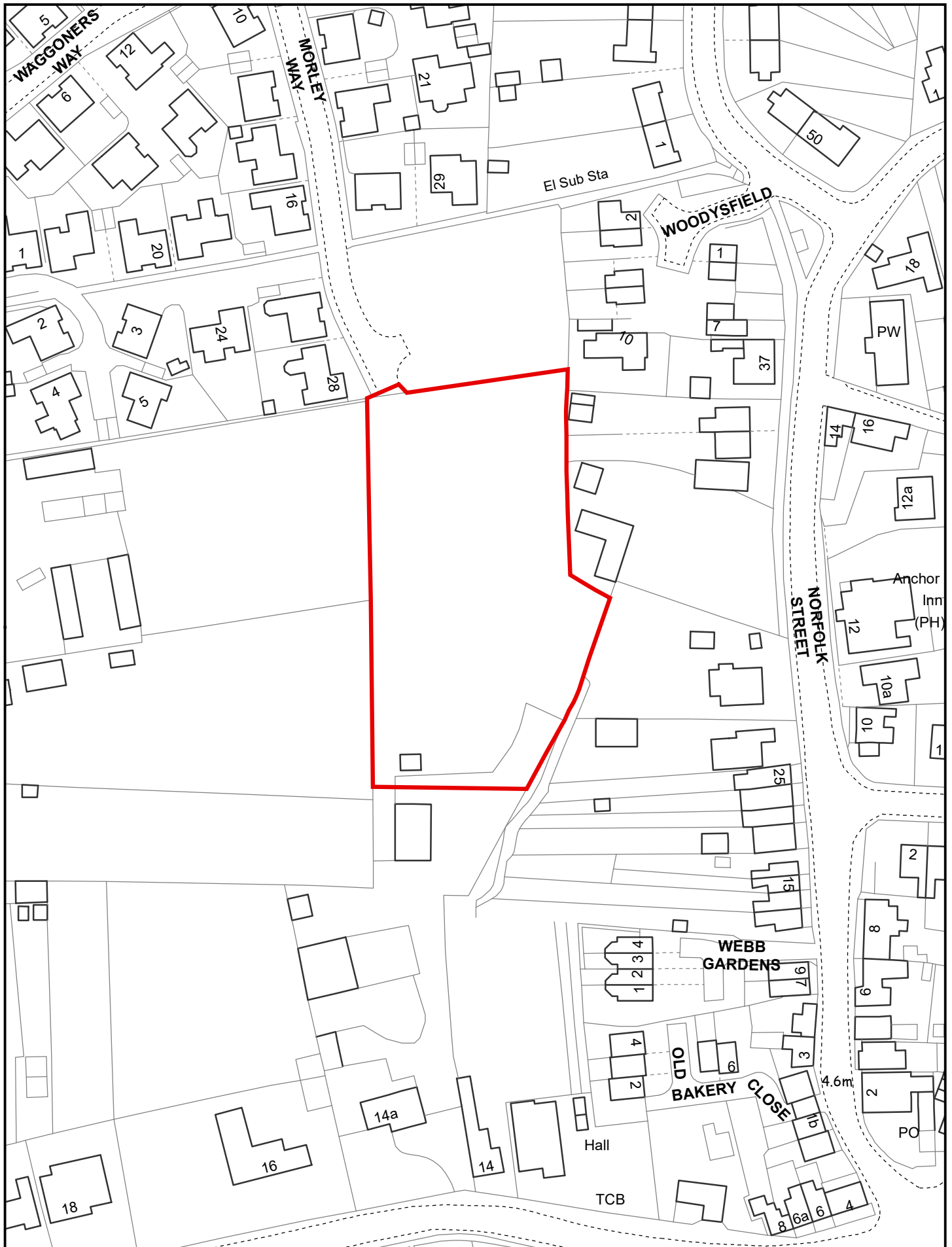
- 11.1 The application seeks full planning permission for the erection of 5no. storey, 3-bed properties served via an access off Morley Way.
- 11.2 Whilst the proposed development accords with the settlement hierarchy of Policy LP3 of the Local Plan, and the proposed design and layout of the dwellings is considered to be in keeping with the surrounding pattern of development seen along Morley Way and Waggoners Way, and it is not considered that the proposal would give rise to any unacceptable amenity impacts, in accordance with Policy LP16 of the Fenland Local Plan (2014) the impact on the setting of the adjacent Grade II listed building is not considered to be acceptable.

- 11.3 It has been identified that 'less than substantial harm', which is the medium level of harm, would occur to this setting, without adequate justification, and, as per Paragraph 215 of the NPPF, it is not considered that the public benefits arising from the scheme would, on balance, outweigh this harm.
- 11.4 The proposal is therefore considered to be unacceptable in planning terms, and it is accordingly recommended that planning permission is refused on this basis. To grant the application may be seen as indicative of a failure by the Council to exercise its duties under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12 RECOMMENDATION

Refuse; for the following reasons:

| | |
|----|---|
| 1. | The application would result in development within the setting of a Grade II listed building, 31 Norfolk Street, and would result in less than substantial harm to this setting, by virtue of introducing built form into currently undeveloped open land forming the historic context to the listed building, without adequate justification, and without any public benefits outweighing this harm. As such, if permitted, the development would be contrary to Policy LP18 of the Fenland Local Plan (2014) as well as Paragraphs 213 and 215 of the National Planning Policy Framework. |
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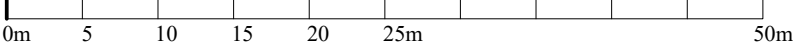
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rights 2024 Ordnance Survey 10023778

F/YR24/1000/F

Scale = 1:1,250



Scale: 1:500



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ALL MEASUREMENTS SHOULD BE CHECKED ON SITE AND ANY DISCREPANCIES SHOULD REPORTED TO THE ORIGINATOR.

ALL WORKS TO COMPLY WITH CURRENT CDM REGULATIONS AS APPROPRIATE. IT IS THE CLIENT'S RESPONSIBILITY TO FULLY COMPLY WITH THE CDM 2016 REGULATIONS INCLUDING APPOINTING A PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR FOR PROJECTS WITH MORE THAN ONE CONTRACTOR ON SITE.

NO WORKS TO COMMENCE ON SITE UNTIL ALL APPROVALS ARE CONFIRMED IN WRITING. L BEVENS ASSOCIATES ARCHITECTS LTD ACCEPTS NO LIABILITY IF THIS IS BREACHED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY LOCATE EXISTING SERVICES PRIOR TO WORKS COMMENCING.

Plot Schedule

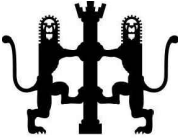
- Plot 1 - Waveney - 3 bedroom bungalow
- Plot 2 - Waveney - 3 bedroom bungalow
- Plot 3 - Waveney - 3 bedroom bungalow
- Plot 4 - Waltham K - 3 bedroom bungalow
- Plot 5 - Waltham KG - 3 bedroom bungalow

Biodiversity enhancements

(Please refer to Preliminary Ecological Appraisal by Philip Parker Associates Ltd and Soft Landscape Plan by Richard Morrish Associates for locations of bat and bird boxes, bee bricks and hedgehog homes)

- Integrated bat boxes inserted on southern and western elevations and noted as ØBB on Site Plan
- Integrated swift boxes placed in PAIRS. Inserted on north or north-east elevations and noted as ØSWB on Site Plan
- Sparrow terraces integrated into walls. Inserted on north or north-east elevations and noted as ØSPB on Site Plan
- Bee Bricks integrated into south-western and south-eastern walls of garages and noted as ØBEEB on Site Plan

Rev A Sept. 24 Revised following feedback from Heritage Consultant and scheme reduced to 5 dwellings.



L Bevens Associates Architects Ltd
The Doghouse
10 Cricketers Way
Chatteris
Cambridgeshire
PE16 6UR
Tel: 01354 693969
Mob: 07739 562818
Email: enquiries@lbevens-associatesltd.co.uk
Web: www.lbevens-associatesltd.co.uk

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| | PLANNING | <input checked="" type="checkbox"/> | FILE COPY | <input type="checkbox"/> |

CLIENT
Construct Reason Ltd

PROJECT
Land South of Morley Way, Wimblington, Cambridgeshire.

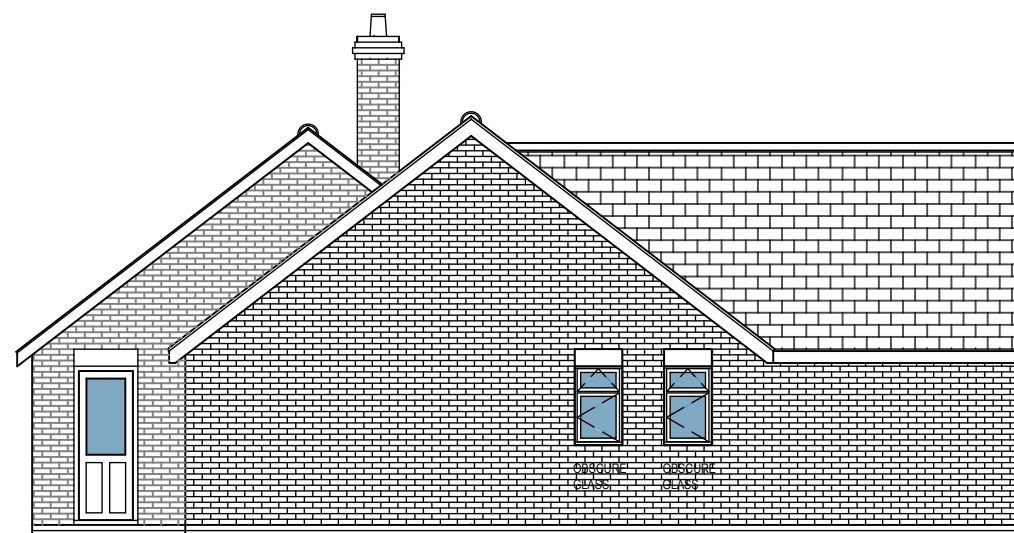
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Proposed Site Layout

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| DRAWING NUMBER | | | REVISION |
| CH23/LBA/630/FP-2-101 | | | A |

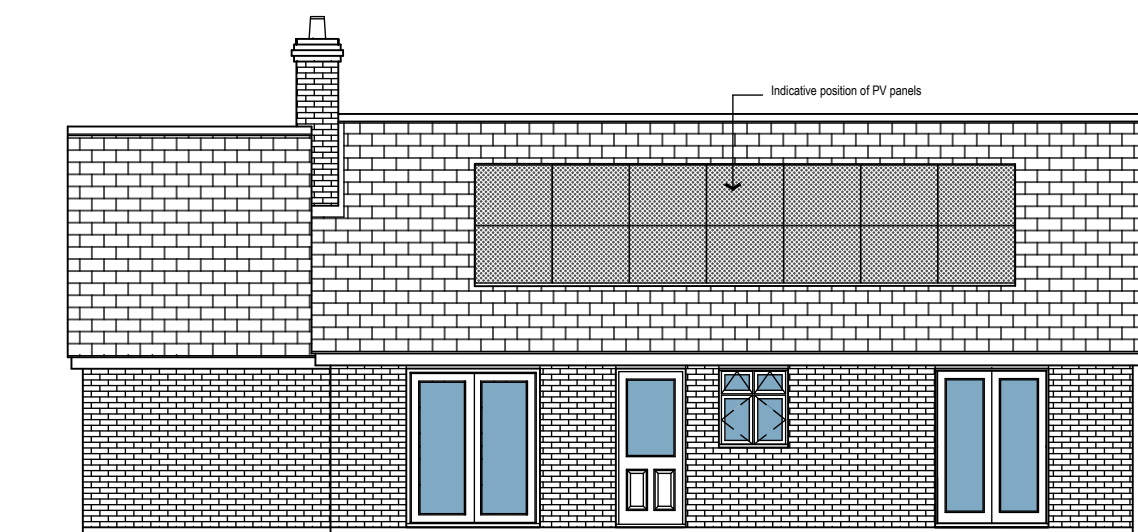
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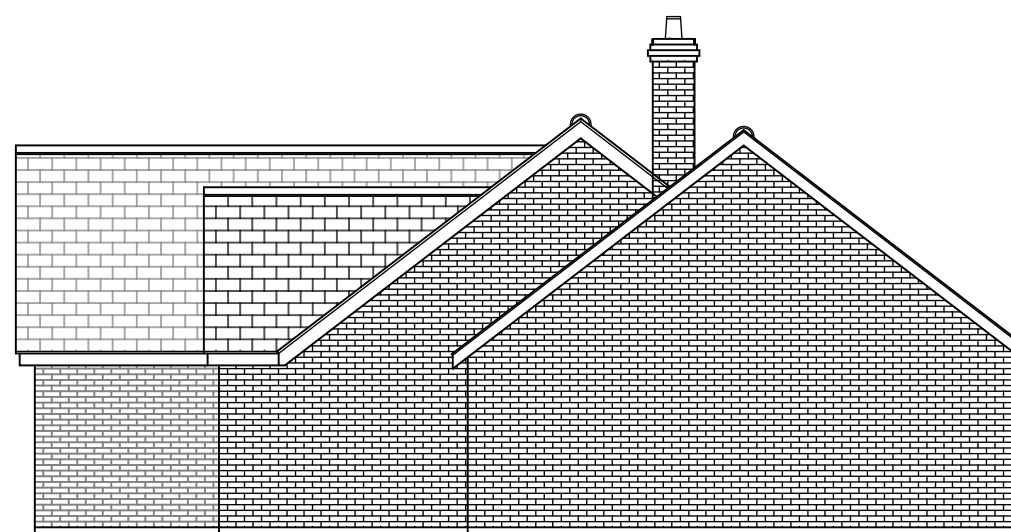
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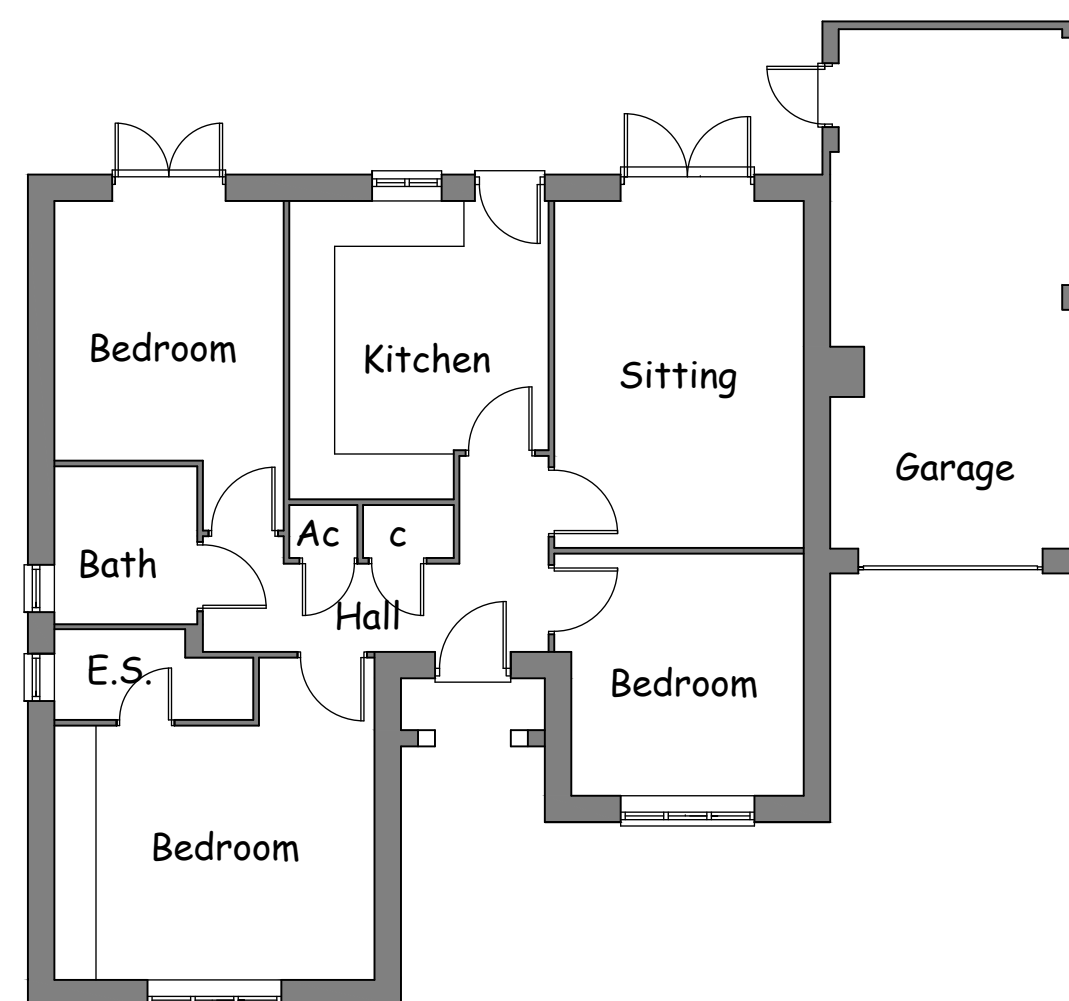
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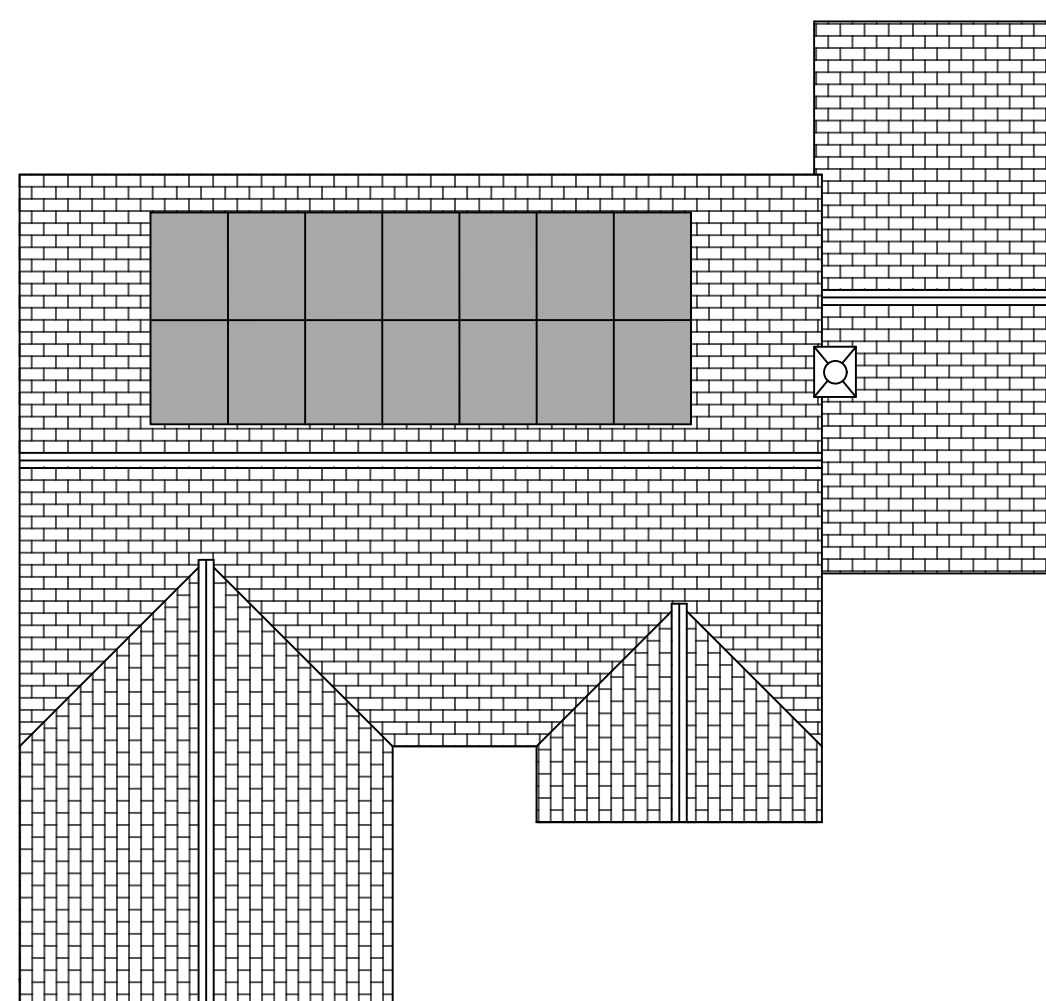
REAR



SIDE



FLOOR PLAN



ROOF PLAN

BUNGALOW TYPE 'WAVENEY'
floor area 83.36m²(897ft²)

Beaver House
Northern Road
Sudbury
Suffolk CO10 6XQ

Sudbury 01787 376241

**CONSTRUCT
REASON
LIMITED**

JOB TITLE Land South of Morley Way,
Wimblington,
Cambridgeshire.

DRAWING TITLE
Plots 2 & 3 - Planning Drawing

| REV | DATE | DETAILS | BY |
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SIDE



SIDE



ROOF PLAN

BUNGALOW TYPE 'WALTHAM K'
floor area 95.29m²(1025ft²)

Beaver House
Northern Road
Sudbury
Suffolk CO10 6XQ

Sudbury 01787 376241

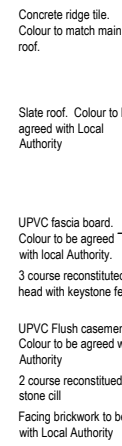
CONSTRUCT REASON LIMITED

JOB TITLE Land South of Morley Way,
Wimblington,
Cambridgeshire.

DRAWING TITLE

Plot 4 - Planning Drawing

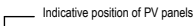
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SIDE



(Showing Bathroom window)



REAR



SIDE



FLOOR PLAN



ROOF PLAN

BUNGALOW TYPE 'WALTHAM KG'
floor area 95.29m²(1025ft²)

Beaver House
Northern Road
Sudbury
Suffolk CO10 6XQ

Sudbury 01787 376241

CONSTRUCT REASON LIMITED

JOB TITLE Land South of Morley Way,
Wimblington,
Cambridgeshire.

DRAWING TITLE

Plot 5 - Planning Drawing

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F/YR25/0211/PIP

**Applicant: McGarvie
JMC Construction March Ltd**

**Agent: Mr G Boreham
Morton & Hall Consulting Ltd**

Land North West Of 1C, Eastwood End, Wimblington, Cambridgeshire

Permission in Principle to erect up to 4 x dwellings including the formation of a new access

Officer recommendation: Grant

Reason for Committee: Letters of representation and Parish Council comments contrary to Officer Recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 17 April 2025

EOT in Place: Yes

EOT Expiry: 6 June 2025

Application Fee: £2515

Risk Statement:

This application must be determined by 06.06.2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

- 1.1. The application seeks permission in principle for the erection of up to 4no. dwellings on Land North-West of 1C Eastwood End, Wimblington. As the application is only for Permission in Principle, it is only possible to assess the location, land use and amount of development proposed.
 - 1.2. As assessed above, the location and proposed land use is acceptable in principle of new residential development. When considering the recent approvals for in-depth development on the western side of Eastwood End in recent years, it is considered that the amount of development in this location would be acceptable, on balance.
 - 1.3. As such, it is considered that the proposal for residential development is acceptable in principle, subject to the determination of the detailed development proposals at Technical Details Consent stage.

2 SITE DESCRIPTION

- 2.1. The application is located on Eastwood End, Wimblington. The land in question is situated to the north-west of 1C Eastwood End.
- 2.2. The land currently comprises an area of scrubland within a former agricultural holding known as England's Farm.
- 2.3. Immediately to the east of the application site is an agricultural barn, for which prior approval has been granted for conversion into a residential dwelling under reference number F/YR23/1010/PNC04.
- 2.4. The site is located to the rear of the prevailing linear pattern of development along Eastwood End and is therefore classed as a backland site.
- 2.5. The site is served by a relatively narrow public highway which generally measures approximately 4.25m in width in the vicinity of the site. The site is proposed to be served via an existing agricultural access point, which is currently gated from the public highway.
- 2.6. The site is located within Flood Zone 1 and is at very low risk of flooding.

3 PROPOSAL

- 3.1. The application seeks Permission in Principle for the erection of up to 4 x dwellings including the formation of a new access.
- 3.2. The application is supported by an indicative site layout plan identifying a central spine road extending to the rear of the site, which the dwellings located on the western side of the spine road in a tandem form of development.
- 3.3. Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

- 4.1. There is no site history relevant to the determination of this application.

5 CONSULTATIONS

5.1. Cambridgeshire County Council Highways – 31.03.2025

The internal road at this site would not be suitable for adoption. The Local Highway Authority (LHA) would not seek to adopt estate roads which serve fewer than 6 dwellings and the layout shown on Drawing 9797_04 also does not conform with the for adoption.

The first 10 metres of internal site road are to be constructed of a bound material for a distance of 5 metres from the carriageway. This is suitable construction for a shared access serving a development of this scale. The applicant has further specified that this area would be constructed to Cambridgeshire County Council specification.

Further consideration of the access design, including how the site shall prevent surface water from entering the public highway shall be expected at any future Technical Design Consent Stage.

I would further recommend that if this development was to be granted permission in principle, that the LPA should be satisfied that the internal layout of the site meets refuse strategy requirements considering the distance between frontages to dwellings and the proposed bin collection point.

5.2. Environment Agency – 01.04.2025

We have reviewed the relevant documents submitted and find that we would not wish to review any submitted Flood Risk Assessment at the Technical Details Consent stage.

The site is located approximately 8km from the nearest main river under the jurisdiction of the Environment Agency, and we consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the March East Internal Drainage Board (IDB). As such, whilst we have no objection to the proposed development on flood risk grounds, the IDB should be consulted with regard to flood risk associated with watercourses under their jurisdiction and surface water drainage proposals

5.3. Cambridgeshire County Council Archaeology – 01.04.2025

The proposed development lies in an area of high archaeological potential. Just to the north of the proposed development recent archaeological investigations have established Iron Age and Medieval settlement and agricultural remains (Cambridgeshire Historic Environment Record ECB7045, MCB32563). Further recent archaeological investigations to the south west, but also within the bound of Eastwood End, have found prehistoric activity including cremation burials (CHER MCB32563), and archaeological investigations just to the south of the proposed development area found both Roman and Medieval ditches (CHER MCB18530 MCB20073).

Despite the high potential for archaeology within the development area we are content that no works are required prior to determination of an application and consequently are happy for this application to secure Planning In Principle, however we would request to be consulted on any future planning application for development within the redline area indicated, with the expectation that a pre-commencement archaeological condition on development should be secured at Technical Details stage.

5.4. Wimblington Parish Council – 09.04.2025

Fenland District Council's Planning Department are required to justify the need for further development within Wimblington Village, this requirement is stated in both FDC's LPPs and NPPF. If the planning department are unable to justify the need for further development then this planning application should be refused. The Design and Access statement constantly refers to 'other planning applications' and the fact that the site is close to the A141. The planning department states the 'other planning applications do not set a precedence so it is hoped that this is reflective. As to the site being close to the A141, the only access to the A141 is along the narrow single track lane, causing more congestion on what is going to become an extremely busy corner with all the 'granted' planning still to be built. Responses from other consultees, that were submitted at a very late stage, have questioned the access road and adoption, refuse collection and flooding issues. Although these are not relevant to a 'Permission in Principle' application they should still be reflective of possible problems in the future. The adjacent remaining plot of land houses a number of farm buildings which are reported as being built of

'asbestos' material, this is also another concern especially if future planning is applied for on that plot.

Stage 1 PIP assesses the:

Location:

This amount of development in this location is considered to be fundamentally unacceptable on the basis that it would result in encroachment into the remaining green space and countryside, it is out of the built linear line presented along Eastwood End, also it would create a traffic hazard in the narrow lane at its access point. The narrow lane does not lend itself to large vehicles manoeuvring into other accesses, ie. refuse vehicles, emergency vehicles, delivery vehicles. This proposal is for dwellings to be developed in the last of the green space buffer between the A141 and the present dwellings, as well as the last of the natural habitats for local wildlife. Congestion along the lane will become a major hazard once all present 'granted ' planning applications have been built, this proposal will add to this problem especially with refuse vehicles having to collect from the access point.

Use:

This site has been an integral part of the environmental open green space between the A141 and the dwellings on Eastwood End. It has been used as a grazing field and minimal farm storage site but is also a buffer and safe haven for wildlife within the natural countryside on the east side of the A141. The existing access is a narrow entrance off of a single lane,

Amount of Development proposed:

The addition of 4 more executive houses is not a requirement in the village of Wimblington, especially in the settlement of Eastwood End. There has already been an unsustainable increase in 'granted planning applications' along the narrow lane of Eastwood End. This is putting a strain on the infrastructure, the structure of the lane was not built to take the amount of vehicle movement that is now being forced into this area, including the Light Industrial Estate at the north end of the lane where both FDC and CCC have allowed overdevelopment of Heavy Industrial Businesses.

LP3 4.7 - This site is in a rural environment not a town street environment.

LP3 4.7.1 - This site does not conform with the settlement pattern of the local environment.

FDC LPP, as stated in 3.4.2 (Scale) need to review the growth of Wimblington village, as well as Eastwood End, and assess the sustainability of further development. There is a need to evaluate all the granted proposed development that is still outstanding in the village environment and decide if there is justification to grant an application for more 'executive homes' in the village area.

LP3 - 3.4.4 Phasing - improvements in supporting infrastructure need to be addressed. Present areas of development need to be completed and assessed before further applications are granted otherwise FDC are not adhering to those policies in the LPP and as such are in breach of their own written requirements.

LP4 - Housing

FDC has still to address their own 'NOTE' in regard to the Waste Water Treatment Works in Doddington which is struggling with capacity and unable to cope, hence numerous tankers are regularly pumping out sewerage from the area . Yet still Anglian Water are stating that the company can cope and FDC are granting more development of dwellings in both Wimblington and Doddington.

LP12 - Rural Areas Development Policy

This proposal is sited outside of the built form of the village settlement, it is taking away precious views of the surrounding countryside and open landscape. (NPPF - 99 Loss of open space)

LP13 - Supporting & Managing the Impact of a Growing District

(a) infrastructure - FDC and Anglian Water have not addressed the Waste Water Treatment Works in Doddington. Anglian Water are consistently having to pump out drains in various areas of the village, both waste water and sewer.

LP14 (b) - all development proposals should adopt a sequential approach to flood risk from all forms of flooding, pluvial and fluvial. Pluvial being the biggest concern here in the village.

LP16 (d) - this is not a positive contribution to a narrow rural country lane, it would not enhance its local setting or improve the character of the local built environment.

NPPF - 112 - considering development proposals

(a) Access to this site is on to and off of a narrow country lane close to a tight left hand bend that is already congested and struggling with the increase in traffic from other new developments, construction vehicles, heavy good vehicles (illegally using this restricted 7.5t access) to get to the industrial estate, farms and other businesses further along Hook Road.

(C) there will be a conflict on such a narrow country access road, not just with the vehicles using Eastwood End, but with pedestrians, horse riders from the local equestrian centres, ramblers using the PRow routes, cyclists and general public trying to navigate the increasing number of accesses along what should be a country lane not a street of cul-de-sacs. There is a small industrial estate at the south A141 access to Eastwood End and a larger heavy industrial estate off of the north A141 access to Eastwood End. Further along the lane, heading into the Hook, the road is already collapsing from drainage problems and excessive heavy vehicle use.

This site will not be within the local settlement area, it will not be in keeping with the local character of the village or Eastwood End, (which has already been subjected to uncharacteristic, over sized dwellings that create a more urban characteristic rather than a quaint historical, rural environment.)

This planning application should be refused on the above criteria.

5.5. Environmental Health – 25.03.2025

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to have a detrimental effect on local air quality or adversely impact the local amenity due to excessive artificial lighting.

In the event that Permission in Principle (PIP) is granted and a further application for the site is submitted in the future, owing to the scale of the proposed development and close proximity to existing residents, this service requests the submission of a robust Construction Environmental Management Plan (CEMP) in line with the template for developers, available on Fenland District Council's website at: Construction Environmental Management Plan: A template for development sites (fenland.gov.uk) The CEMP shall be expected to include working time restrictions to negate the need for a separate condition.

Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites may also be relevant, as would details of any piling construction methods / options, as appropriate.

Due to the Design and Access Statement provided by Morton & Hall Consulting Limited describing the existing use as a farmyard, it is also recommended that a contaminated land assessment is undertaken, with the associated report submitted to support any further site applications.

5.6. Cambridgeshire County Council Waste and Minerals – 08.04.2025

The proposed development is located within the Waste Consultation Area for the safeguarded waste site known as Hook Lane, Wimblington Waste Management Area (WMA) as identified under Policy 16 (Consultation Areas) of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021). The proposed development is located approximately 175 metres south of the WMA with woodland between the two sites; and there are existing residences located closer to the WMA than the proposed site. The MWPA is, therefore, content that the proposed development is unlikely to conflict with the safeguarded waste management uses and raises no objection to the proposal

5.7. Local Residents/Interested Parties

Objectors

A total of 13 letters objection were received from residents of Eastwood End and Breton Avenue in Wimblington. The following points were raised:

- Encroachment into open green space of the countryside
- Traffic hazard in the narrow lane at its access point
- Note suitable for large vehicles such as refuse, delivery and emergency vehicles
- Loss of open greenspace that provides buffer between A141 and existing dwellings.
- Already a significant increase in dwellings on Eastwood End
- Strain on infrastructure as a result of growth
- Restricted pedestrian pathways along Eastwood End
- Contrary to settlement pattern of the local environment
- A large number of new properties yet to be sold on Eastwood End

Supporters

A total of 18 letters of support were received from residents of Morton Avenue, March, and Eastwood End, Hook Road and Tudor Place in Wimblington. The following points were raised:

- Approved building already in the surrounding area
- Will be in keeping with surrounding developments
- Need for good quality housing
-

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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the Wimblington and Stonea Neighbourhood Plan (Pre-Submission Draft October 2024)

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 6 – Building a strong, competitive economy

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 17 – Facilitating the sustainable use of minerals

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Movement

Homes and Buildings

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

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

LP19 – The Natural Environment

Wimblington and Stonea Neighbourhood Plan (Pre-Submission Draft October 2024)

Wimblington & Stonea Parish Council has carried out a pre-submission consultation on the draft plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The draft plan has not yet been submitted for examination. Given the very early stage which the draft plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry very limited weight in decision making. Of relevance to this application are policies:

- Policy NE1 – Protecting the Landscape
- Policy SD3 – High-Quality Design
- Policy SD5 – Flood Risk
- Policy TT1 – Car Parking
- Policy TT2 – Provision for pedestrians, cyclists and horse riders

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021

Policy 5 - Mineral Safeguarding Areas

Policy 10 - Waste Management Areas (WMAs)

Policy 14 - Waste management needs arising from residential and commercial Development

Policy 16: -Consultation Areas (CAS)

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM2 – Natural Features and Landscaping Schemes

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

DM4 – Waste and Recycling Facilities

DM6 – Mitigating Against Harmful Effects

Cambridgeshire Flood and Water SPD 2016

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP2: Spatial Strategy for the Location of Residential Development
- LP7: Design
- LP8: Amenity Provision
- LP12: Meeting Housing Needs
- LP20: Accessibility and Transport
- LP22: Parking Provision
- LP24: Natural Environment
- LP25: Biodiversity Net Gain
- LP27: Trees and Planting
- LP28: Landscape
- LP32: Flood and Water Management
- LP33: Development on Land Affected by Contamination

8 KEY ISSUES

- **Location**

- **Land Use**
- **Amount**
- **Biodiversity Net Gain (BNG)**

9 ASSESSMENT

- 9.1. Noting the guidance in place regarding Permission in Principle (PiP) submissions, assessment must be restricted to (a) location, (b) use, and (c) amount and these items are considered in turn below.

Location

- 9.2. Policy LP3 defines Wimblington as a growth village, where small village extensions will be appropriate, albeit of a more limited scale than that appropriate to the market towns. Locations which do not fit within the defined settlement hierarchy set out in policy LP3 are deemed “Elsewhere” locations where only development meeting the criteria set out within this policy will be acceptable.
- 9.3. Eastwood End is located to the east of the A141. It is a single carriageway road with few footpaths and loops back around to the west to rejoin the A141 further north. There are other roads which radiate off this loop and continue in a northerly and easterly direction. The area to the north of Eastwood End is given over mainly to agriculture/employment buildings. For the most part, Eastwood End is fronted by residential dwellings.
- 9.4. The site is located towards the northern part of Eastwood End and currently comprises scrubland opposite an agricultural building for which Prior Approval has been granted for conversion into a residential dwelling. Further, the site is located to the rear of the existing road fronting, linear development.
- 9.5. In an appeal decision made in respect of the refusal of planning application F/YR20/0635/F deemed that Eastwood End is contiguous with the settlement of Wimblington and is therefore more consistent with the characteristics of a Growth Village, rather than an “Elsewhere” location, as had previously been considered the case.
- 9.6. The aforementioned appeal decision along with other decisions made by Fenland District Council along Eastwood End are material considerations in the assessment of this application. The decision to which consideration and weight has been given in the assessment of this application are as follows:
- F/YR19/0550/O – Land South of 6 Eastwood End. Planning Permission granted for 3no. dwellings
 - F/YR21/0455/F – 1 Eastwood End. Planning Permission granted for 3no. dwellings involving demolition of existing dwelling
 - F/YR20/0641/F – Land South of Eastwood End. Planning Permission granted for 9no. dwellings with garages.
 - F/YR22/0884/PIP – Land north of Hill View, Eastwood End. Permission in principle granted for up to 9no. dwellings.
 - F/YR24/0458/PIP – Land East of Hill View, Eastwood End. Permission in Principle granted for up to 7no dwellings.

- 9.7. When having regard to these decisions made by the Planning Inspectorate and Fenland District Council, it is apparent that Eastwood End has recently, generally, been considered a sustainable location for residential development.
- 9.8. Therefore, the proposal is considered to be acceptable in terms of the principle of location having regard to Policy LP3.

Use

- 9.9. The site is located to the rear of an existing band of road fronting, residential development along Eastwood End and is in a locality characterised by residential development.
- 9.10. As the proposal seeks the introduction of further residential development, this is considered to be in keeping with the surrounding land uses and is therefore considered to be acceptable.

Amount

- 9.11. The application seeks Permission in Principle (PiP) for up to 4no. dwellings. Whilst not required as part of a PiP application, an indicative site layout plan has been submitted showing 4no. detached dwellings set out in a linear, tandem fashion. The size, shape and constraints of the site would mean that the detailed scheme would likely follow the indicative pattern of development shown on this plan.
- 9.12. The site measures approximately 0.45 hectares in size, providing a low density of development of approximately 9 dwellings per hectare. It is noted that properties along Eastwood End generally benefit from large plot sizes and curtilages, and as such, it is considered that the density of development would be acceptable in this location.
- 9.13. Furthermore, it is noted that there have been other approved developments on the western side of Eastwood End which have altered the character of development on this side of Eastwood End. The developments are as follows:
- F/YR20/0641/F – Erect 9 dwellings
 - F/YR24/0684/F – Erect 8 dwellings
- 9.14. When considering these recent approvals, it is considered that the linear nature of development historically seen along this side of Eastwood End has altered through the introduction of development in depth, away from the public highway.
- 9.15. As such, it is considered that the amount of development is acceptable, on balance, having regard to Policy LP16 of the Fenland Local Plan (2014).

Biodiversity Net Gain (BNG)

- 9.16. The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

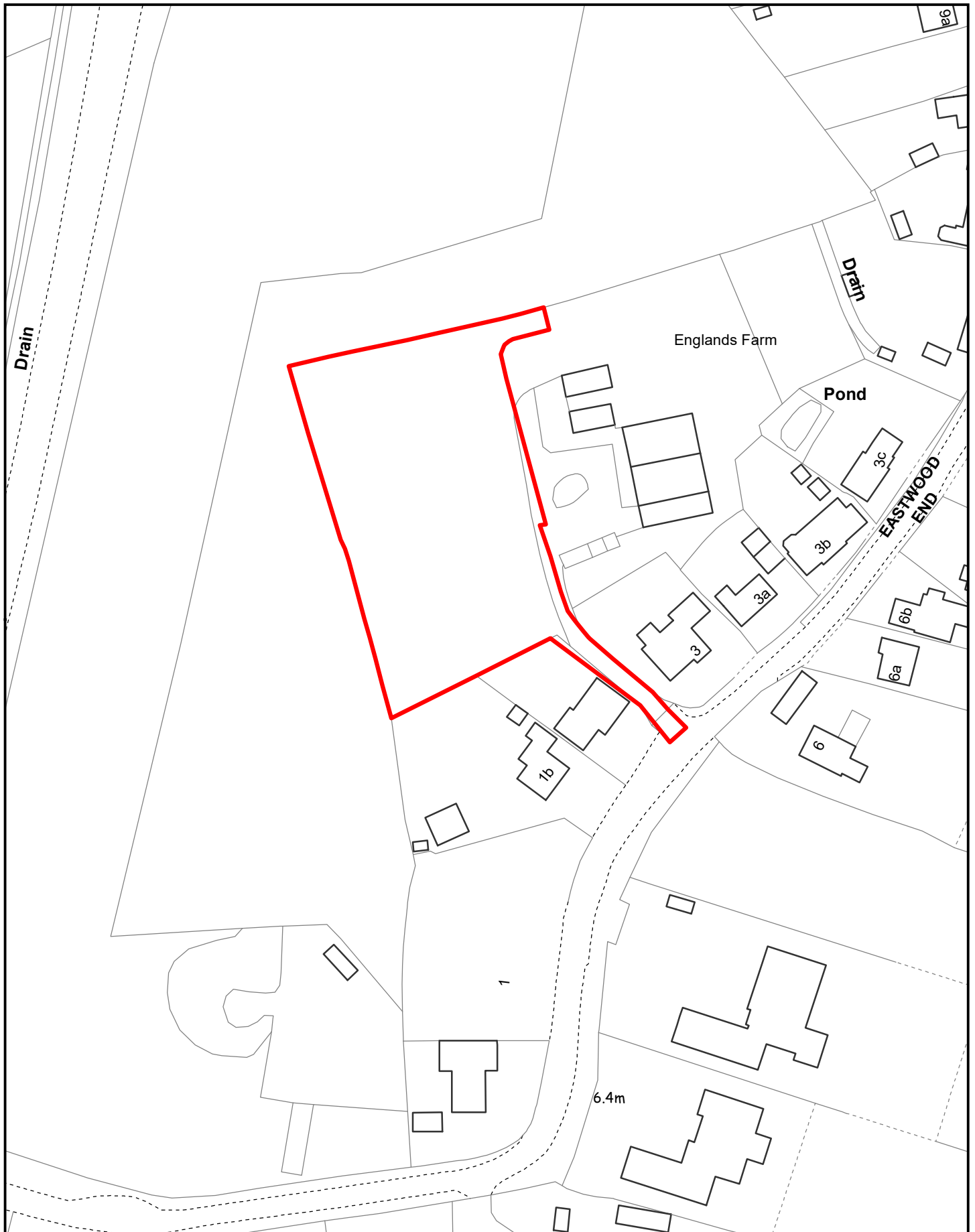
- 9.17. Applications for Permission in Principle is not within the scope of mandatory BNG. However, any subsequent Technical Details Consent application would be required to satisfy this requirement. It is at this point that the Biodiversity Gain Condition is required to be approved before development is begun.

10 CONCLUSIONS

- 11.1. The application seeks Permission in Principle for the erection of up to 4no. dwellings on Land North-West of 1C Eastwood End, Wimblington. As the application is only for Permission in Principle, it is only possible to assess the location, land use and amount of development proposed.
- 11.2. As assessed above, the location and proposed land use is acceptable in principle of new residential development. When considering the recent approvals for in-depth development on the western side of Eastwood End in recent years, it is considered that the amount of development in this location would be acceptable, on balance.
- 11.3. As such, it is considered that the proposal for residential development is acceptable in principle, subject to the determination of the detailed development proposals at Technical Details Consent stage.

11 RECOMMENDATION

Grant



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F/YR25/0211/PIP

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Contractor to check all dimensions on site before work starts. Materials are ordered. If in doubt ask. All dimensions are in mm unless stated otherwise.

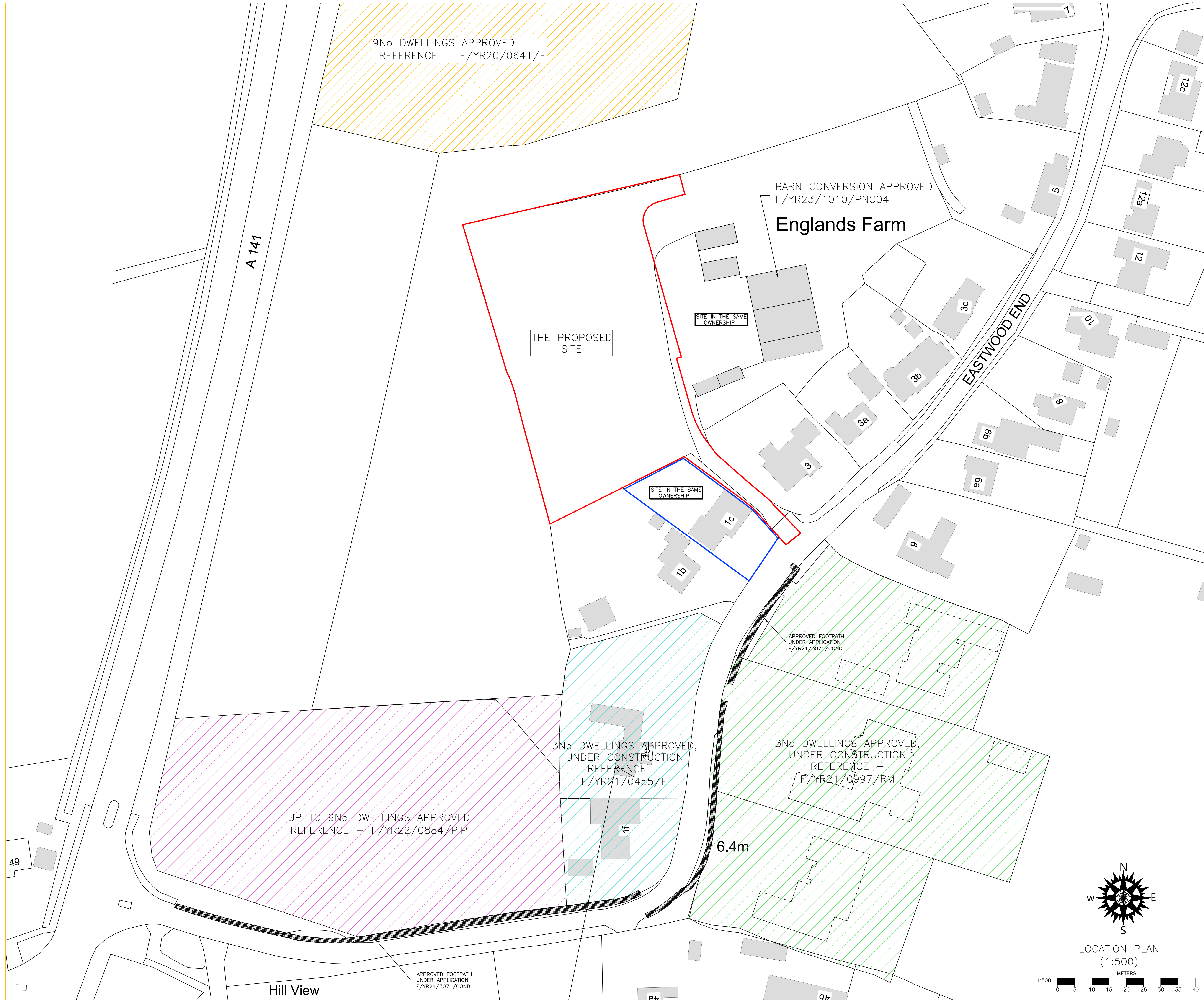
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Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.

All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers' current recommendations.

The contractor is to arrange inspections of the works by the BCO (or NHEBC) as required by the Building Regulations and to obtain completion certificate and forward to the Engineer.

All finishes, insulation and damp-proofing to architect's details



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| | | | |
| REVISIONS | | DATE | |
| <h1>MORTON & HALL</h1> <h2>CONSULTING LIMITED</h2> <p>1 Gordon Avenue, March, Cambridgeshire. PE15 8AJ</p> | |  <p>Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingengineers.co.uk</p> | |
|  <p>LABC BUILDING EXCELLENCE AWARDS</p> <p>winner</p> |  <p>Fenland District Council</p>  <p>Building Design Awards Building Excellence in Fenland</p> |  | |
| CLIENT | | | |
| JMC Construction (March) Ltd | | | |
| PROJECT | | | |
| Development at Englands Farm Eastwood End Wimblington PE15 0QQ | | | |
| TITLE | | | |
| Local Development Plan | | | |
| DRAWN | | DATE OF ISSUE | |
| MH | | | |
| CHECKED | | | |
| DATE | | DRAWING NUMBER | |
| June 2024 | | H9797/02 | |
| SCALE | | | |
| As Shown | | | |

Englands Farm

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All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.
The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer
All finishes, insulation and damp-proofing to architect's details

LEGEND:

- EXISTING DWELLINGS
- PAVEMENT
- GRASS
- PERMEABLE BLOCK PAVING (NON SLIP)
- TARMAC
- GRAVEL
- SLAB PAVING
- WHEELIE BINS
- HEDGING
- VEGETATION

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| | |
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| LABC Fenland District Council Building Design Awards winner Building Excellence in Fenland | |
| CLIENT | |
| JMC Construction (March) Ltd | |
| PROJECT | |
| Development at Englands Farm Eastwood End Wimlington PE15 0QQ | |
| TITLE | |
| Proposed Site Plan INDICATIVE LAYOUT | |
| DRAWN MH | DATE OF ISSUE |
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| DATE June 2024 | DRAWING NUMBER |
| SCALE As Shown | H9797/04 |



F/YR24/0970/FDC

Applicant: Fenland District Council

**Agent : Mrs Rebecca White
Rhochi Architecture & Design Ltd**

Land To The South Of 8, Crown Avenue, Christchurch

Erect 1x dwelling

Officer recommendation: Refuse

Reason for Committee: Deferral from previous committee meeting.

Government Planning Guarantee

Statutory Target Date For Determination: 31 January 2025

EOT in Place: Yes

EOT Expiry: 6 June 2025

Application Fee: £578

Risk Statement:

This application must be determined by 6th June 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

- 1.1 This application was heard at planning committee on 5th March 2025 where it was agreed to defer the application to allow for the submission of a sequential test and additional information regarding the history of the site.

1.2 The applicant has provided further information regarding the history of the site to support the claims that the site is brownfield land. However, the definition within the NPPF is clear in what does not constitute previously developed land. The use of the site is considered to be abandoned and therefore it is not considered that the site constitutes brownfield land and as such weight cannot be given to the re-use of the site in this context.

1.3 The site is located within Flood Zone 3 where there is a high probability of flooding. The Sequential test for flood risk has not been met and consequently, the application fails to demonstrate that there are no other reasonably available sites with a lower probability of flooding that could accommodate the development. In addition, the Exception Test has also not been passed. Allowing the proposed development could therefore place people and property at an increased risk, with no justification, of flooding contrary to Policy LP14 of the Fenland Local Plan (2014), NPPF and Section 4 of the Cambridgeshire Flood & Water Supplementary Planning Document (2016).

1.4 As such, the application is recommended for refusal.

2 UPDATE

- 2.1 This application was presented at Planning Committee on the 5th March 2025 where it was agreed, that the application be deferred to allow for the submission of a sequential test and additional information to be submitted regarding the site history.
- 2.2 Contained within Appendix A is the Officer's original committee report.

3 ASSESSMENT AND CONCLUSIONS

Site history

- 3.1 The applicant has provided some additional detail as to why they consider the application site to be brownfield land.
- 3.2 The applicant highlights that the site has been historically owned by Fenland District Council and was a site reserved out of the 'Stock Transfer' of Council Housing to the then Roddens Housing Association in 2007. At this time it was a functioning sewage treatment plant and was decommissioned in 2010 when Anglian Water developed a new plant in the adjacent field. The applicant confirms that the site has laid vacant and disused since this time.
- 3.3 The applicant highlights that if the site was cleared, then remaining surface structures would be visible.
- 3.4 As highlighted within paragraph 10.3 of the previous committee report, the NPPF defines Previously Developed Land (brownfield land) as follows:

Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
- 3.5 It is clear from the statement provided by the applicant that the site has sat disused and vacant for the last 15 years, thus resulting in significant overgrowth. The definition provided by the NPPF is clear that previously developed land excludes land that was previously developed but where the remains of permanent structures or fixed surface structures have blended into the landscape, which is the current situation on this site.
- 3.6 The Trustees of Castell-y-Mynach Estate v Taff-Ely BC [1985] case law sets out four criteria for assessing whether a use has been abandoned. These include (1) the physical condition of the buildings; (2) the period of non-use; (3) whether there has been any other use; and (4) the owner's intentions.

- 3.7 There are no buildings on the site, however there are existing structures which are hidden by significant overgrowth of the site. The site has not been used for 15 years, as confirmed by the applicant and it does not appear that there have been any other uses on the site within these 15 years. The applicant confirms the site has been historically owned by Fenland District Council. On the balance of the evidence provided, the LPA consider that the use of the site has been abandoned and therefore does not constitute brownfield land. As such it is considered that no weight can be given to this argument when considering the appropriateness of developing the site.

Sequential test

- 3.8 Paragraph 170 of the NPPF (2024) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. In the same vein, Local Plan Policy LP14 recommends the adoption of sequential approach to flood risk from all forms of flooding and this is reinforced by the Cambridgeshire Flood and water SPD.

- 3.9 The Cambridgeshire Flood and Water Supplementary Planning Document states that the sequential test was developed to steer development to areas with the lowest probability of flooding. The SPD states that developers need to identify and list reasonably available sites identifying reasonably available sites as:

“Reasonably available sites will include a site or a combination of sites capable of accommodating the proposed development. These may be larger, similarly sized or a combination of smaller sites that fall within the agreed area of search.”

- 3.10 The submitted sequential test undertaken by the applicant identifies whether the applicant considers the sites to be reasonably available and whether they are considered to be at a lower risk of flooding. The sequential test identifies 6 sites and concludes that there are no alternative sites available within Christchurch. The conclusion also states that there are no sites on the market nor any sites with consent for single dwellings that have yet to be implemented.
- 3.11 Reasonably available sites may be larger, similarly sized or a combination of smaller sites that fall within the agreed area of search. The submitted sequential test identifies application reference F/YR23/0572/O, which is an outline application for up to 3 x dwellings within the village of Christchurch, situated within Flood Zone 1. At the time of writing this report, no reserved matters applications have been submitted for this site. The sequential test identifies this site as not being reasonably available as the site is on the market with the existing dwelling. A site does not need to be owned by the applicant to be considered as reasonably available. This site is situated within Flood Zone 1 and is currently undeveloped and therefore is considered to be sequentially preferable.
- 3.12 The above assessment identifies that there are reasonably available sites situated within Flood Zone 1. No wider community benefits have been demonstrated. As such, the development is considered to fail the Sequential Test and allowing the development would be contrary to Local Plan Policy LP14, the adopted SPD and paragraph 170 of the NPPF.

Conclusion

- 3.13 Given the above, the application is recommended for refusal with an amendment to reason for refusal 3.

4 RECOMMENDATION

4.1 **Refuse;** for the following reasons:

| | |
|---|--|
| 1 | Policy LP3 designates Christchurch as a small village. Development within these settlements is considered on its merits but is usually of a very limited nature and normally limited in scale to residential infilling or small business opportunities. The application site constitutes backland development rather than residential infilling. As such, the scheme is considered to be contrary to the aforementioned policy. |
| 2 | Policy LP16 (d) resists new development which adversely impacts on the character of the area and requires development to respond to and improve the character of the built environment. The proposal would introduce backland residential development. Crown Avenue is characterised by 2-storey, semi-detached dwellings situated close to the footway with substantial rear gardens. Backland development in this instance would appear out of character and incongruous within the surrounding street scene given the strong building line along Crown Avenue and would therefore fail to make a positive contribution to the local distinctiveness and character of the area and thus would be contrary to the aforementioned policy |
| 3 | <p>Policy LP14 (Part B) of the Local Plan and Paragraph 175 of the NPPF require development in areas at risk now or in the future from any flooding to undergo a sequential test to demonstrate that the development cannot be delivered elsewhere in the area at lower risk areas of flooding.</p> <p>The site is located within Flood Zone 3 where there is a high probability of flooding. The Sequential test for flood risk has not been met and consequently, the application fails to demonstrate that there are no other reasonably available sites with a lower probability of flooding that could accommodate the development. In addition, the Exception Test has also not been passed. Allowing the proposed development could therefore place people and property at an increased risk, with no justification, of flooding contrary to Policy LP14 of the Fenland Local Plan (2014), NPPF and Section 4 of the Cambridgeshire Flood & Water Supplementary Planning Document (2016).</p> |

F/YR24/0970/FDC

Applicant: Fenland District Council

**Agent : Mrs Rebecca White
Rhochi Architecture & Design Ltd**

Land To The South Of 8, Crown Avenue, Christchurch,

Erect 1x dwelling

Officer recommendation: Refuse

Reason for Committee: Referred by Head of Planning on advice of Committee Chairman

Government Planning Guarantee

Statutory Target Date For Determination: 31 January 2025

EOT in Place: Yes

EOT Expiry: 14 March 2025

Application Fee: £578

Risk Statement:

This application must be determined by 14th March 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

- | |
|--|
| <p>1.1 This application is a full planning application for a dwelling.</p> <p>1.2 The application site is situated within the settlement of Christchurch, which is designated as a small village under Policy LP3. In these settlements, development will be considered on its merits but will normally be of a very limited nature and normally be limited in scale to residential infilling or a small business opportunity.</p> <p>1.3 The application site is situated to the rear of 8 Crown Avenue and therefore would constitute backland development rather than residential infilling. As such, the scheme is considered to be contrary to Policy LP3. The immediate surrounding area along Crown Avenue is characterised by 2-storey, semi-detached dwellings situated close to the footway along Crown Avenue with substantial rear gardens. As such, backland development in this instance would appear out of character and incongruous within the surrounding street scene given the strong building line along Crown Avenue and thus is considered to be contrary to Policy LP16.</p> <p>1.4 The access to the application site is situated within Flood Zone 2 and therefore at medium risk of flooding. Therefore, the flood risk impacts of the proposed development would only be acceptable if the application demonstrated that the Sequential Test has been passed. The application is not accompanied by a Sequential Test and the Local Planning Authority considers that there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding and that would accord with the spatial strategy policies of</p> |
|--|

the Local Plan. The application is therefore considered to be contrary to Policy LP14.

1.5 Subsequently, the recommendation is to refuse this application.

2 SITE DESCRIPTION

- 2.1 The application site is situated to the south of Crown Avenue, within the settlement of Christchurch.
- 2.2 The site is situated to the south of No. 8 Crown Avenue and is accessed to the west of No. 8 which served the original pumping station that was previously situated on this site. The Townley Primary School is situated to the south of the site.
- 2.3 The site was historically used as an Anglian Water compound.
- 2.4 The application site is situated within Flood Zone 1 and 2.

3 PROPOSAL

- 3.1 This application is for full permission for the erection of 1 dwelling.
- 3.2 The proposed dwelling would be a 2-storey, 2-bed dwelling, with accommodation situated within the dormer space. The dwelling would have footprint of 9.5 x 6.5 metres approx. The dwelling would be finished with a pitched roof with an eaves height of 3 metres and a ridge height of 6.2 metres approx.
- 3.3 Tandem parking for 2 cars is proposed to the south-west of the dwelling. Private amenity space is proposed to the north-east of the dwelling.
- 3.4 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

| Reference | Description | Decision |
|-----------------|--|-----------------------|
| F/YR22/1194/FDC | Erect a dwelling (outline application with matters committed in respect of access) | Refused 23/12/2022 |

5 CONSULTATIONS

5.1 Christchurch Parish Council

The Members of the Parish Council considered this application at their recent meeting and resolved to offer no objection.

5.2 FDC Environmental Health

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposed scheme as it is unlikely to have a detrimental effect on local air quality or adversely impact the amenity due to artificial lighting.

Due to the proposed development site having been an Anglian Water pumping station compound, I concur with comments from environmental health colleagues on previous site applications that engineers within Fenland District Council's Property and Assets Team should be invited to comment on the application owing to the Council land ownership, as they will be best served to determine what infrastructure still exists and whether any further detailed site assessments are required.

Should planning permission be granted, given the existence of nearby residents it is recommended that the following conditions are imposed in the interests of protecting the local amenity:

o During the period of development that includes any site clearance, demolition of structure(s) and/or construction, no burning of any waste materials including vegetative matter shall take place on site.

o No construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

5.3 CCC Archaeology

Thank you for the consultation with regards to the archaeological implications of the above referenced planning application. We have reviewed the plans and have no objections or recommendations.

5.4 CCC Highways

On the basis of the information submitted, from the perspective of the Local Highway Authority, I consider the proposed development is acceptable.

Comments

Crown Avenue is adopted highway. The access is located at the end of the road with no route passed for pedestrians. As such it is not essential for the inclusion of pedestrian visibility splays on this occasion, for safe access to be achieved.

Informatives

Works in the Public Highway

This development may involve work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

5.5 Local Residents/Interested Parties

2 letters of objection have been received from properties along Crown Avenue. The reasons for objection are summarised as follows:

- Additional traffic
- Privacy concerns
- Wildlife
- Noise and disruption
- Access
- Impact on health

6 STATUTORY DUTY

- 6.1 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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF) 2024

- Chapter 2 - Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

7.2 National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3 National Design Guide 2021

Context
Identity
Built Form

7.4 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
- 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
- LP19 – The Natural Environment

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy
LP2: Spatial Strategy for the Location of Residential Development
LP5: Health and Wellbeing
LP7: Design
LP8: Amenity Provision
LP20: Accessibility and Transport
LP22: Parking Provision
LP24: Natural Environment
LP25: Biodiversity Net Gain
LP32: Flood and Water Management

8 KEY ISSUES

- Principle of Development
- Design and Visual Amenity
- Residential Amenity
- Parking and Access
- Flood Risk
- Ecology
- Biodiversity Net Gain (BNG)

9 BACKGROUND

- 9.1 Outline permission was refused on site on 23rd December 2022, planning reference F/YR22/1194/FDC. The reasons for refusal were as follows:

1 Policy LP3 designates Christchurch as a small village. Development within these settlements is considered on its merits but is usually of a very limited nature and normally limited in scale to residential infilling or small business opportunities. The application site constitutes backland development rather than residential infilling. As such, the scheme is considered to be contrary to the aforementioned policy.

2 Policy LP16 (d) resists new development which adversely impacts on the character of the area and requires development to respond to and improve the character of the built environment. The proposal would introduce backland residential development. Crown Avenue is characterised by 2-storey, semi-detached dwellings situated close to the footway with substantial rear gardens. Backland development in this instance would appear out of character and incongruous within the surrounding street scene given the strong building line along Crown Avenue and would therefore fail to make a positive contribution to the local distinctiveness and character of the area and thus would be contrary to the aforementioned policy.

Policies LP2 and LP16(h) of the Fenland Local Plan seeks to ensure that the development provides sufficient amenity space for future occupiers. The scale and positioning of the proposed development will result in insufficient levels of private amenity space owing to the constraints of the site, which will result in harm to future occupiers and is therefore contrary to the aforementioned policies.

- 9.2 Prior to the above application, a pre-app application was received in February 2022 regarding the erection of a dwelling on the site. The pre-app response concluded that the proposed scheme was unlikely to be supported by the LPA on the basis of character harm and residential amenity concerns.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP3 of the Fenland Local Plan 2014 identifies Christchurch as a small village. In these settlements, development will be considered on its merits but will normally be of a very limited nature and normally be limited in scale to residential infilling or a small business opportunity.
- 10.2 The application site is situated to the rear of 8 Crown Avenue and therefore would constitute backland development rather than residential infilling. As such, the scheme is considered to be contrary to Policy LP3.
- 10.3 The submitted Design and Access statement identifies the site as Brownfield land. The NPPF at Annex 2 defines Previously Developed Land (brownfield land) as follows:

Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

- 10.4 The Design and Access statement notes that the site was made redundant following a replacement compound being erected adjacent to the site. The statement also acknowledges that the site has not been maintained allowing for dense scrub of weeds and brambles to grow, including photographs of the old Klargester within the site barely being visible. The redundancy of the site has resulted in the land blending into the surrounding landscape. It is therefore considered that the site does not fall within the definition of previously developed land as set out within the NPPF, given the low-level, fixed surface structure has blended into the landscape. Therefore, no weight can be afforded to this.
- 10.5 In summary, the site's location relative to built form is not supported by spatial policies of the development plan and the principle of development is therefore not acceptable.

Design and Visual Amenity

- 10.6 Policy LP16 of the Fenland Local Plan seeks to deliver and protect high quality environments across the district. Policy LP16(d) states that development should make a positive contribution to the local distinctiveness and character of the area, enhancing its local setting and responds to and improves the character of the local built environment.

- 10.7 Crown Avenue is characterised by 2-storey, semi-detached dwellings situated in close proximity to the footway, with substantial rear gardens situated to the rear of each dwelling. The application proposes to erect a 2-storey detached dwelling, with accommodation in the dormer space to the rear of 8 Crown Avenue and therefore represents backland development. Backland development in this instance would appear out of character and incongruous within the surrounding street scene given the strong building line along Crown Avenue. As such, the application fails to make a positive contribution to the local distinctiveness and character of the area, enhance the local setting or respond to and improve the character of the local built environment and is thus considered contrary to Policy LP16.

Residential Amenity

- 10.8 Neighbouring property is situated to the north and north-east of the application site.
- 10.9 The submitted site plan details the proposed private amenity space to the north-east of the dwelling. Whilst the proposed dwelling may be somewhat visible to the dwelling to the north-east, it is unlikely to introduce any adverse impacts upon neighbouring property.
- 10.10 The dwelling to the north of the application site would be situated approximately 24 metres from the proposed dwelling. The dwelling is a 2-storey dwelling, however given that the first-floor is situated within the dormer space, the height of the proposed dwelling is less of that of a traditional 2-storey dwelling. Given the clearance between the neighbouring dwelling and proposed dwelling, it is unlikely that any adverse overbearing or overshadowing impacts would be introduced. A roof light is proposed to the front of the dwelling which would serve the bathroom. Given the angle at which the window is set, it is unlikely to introduce any adverse overlooking impacts.
- 10.10 Policy LP2 and LP16(h) states that development should provide sufficient private amenity space, suitable for the type and amount of development proposed and for dwellings other than flats, a minimum of a third of the plot curtilage should be set aside as private amenity space. The submitted site plan appears to detail a third of the plot curtilage set aside for private amenity space.
- 10.11 Consultation comments received from FDC Environmental Health raised no objections to the proposed development. They did however request a working times condition to be included should permission be granted due to the close proximity of noise sensitive receptors. These comments are acknowledged, however given that the proposal is for a single dwelling, such condition would not be considered to be reasonable.
- 10.12 As such, there are no issues to address with regards to Policy LP16 in this instance.

Parking and Access

- 10.13 The site will be accessed via an existing access to the west of 8 Crown Avenue. The submitted site plan details the provision of 2 parking spaces and a turning area to the front and side of the dwelling. The parking spaces will measure 2.5 x 5 metres approx. and are therefore considered to be a sufficient size to accommodate appropriate parking on site. There is sufficient space to the front of

the dwelling to provide on-site turning and therefore there are no issues to address with regard to Policy LP15.

Flood risk and drainage

- 10.14 The application site is located within Flood Zones 1 and 2 (low and medium probability of flooding from rivers and sea, respectively), with the proposed access road within Flood Zone 2 as confirmed in the applicant's Flood Risk Assessment.
- 10.15 Policy LP12 of the Local Plan states that any proposal will need to satisfy the applicable Local Plan policies and not put people or property in danger from identified risks. Policy LP14 of the Local Plan states that all development proposals should adopt a sequential approach to flood risk from all forms of flooding and development in areas known to be at risk from any form of flooding will only be permitted following:
- (a) the successful completion of a sequential test (if necessary), having regard to actual and residual flood risks
 - (b) an exception test (if necessary),
 - (c) the suitable demonstration of meeting an identified need, and
 - (d) through the submission of a site specific flood risk assessment, demonstrating appropriate flood risk management and safety measures and a positive approach to reducing flood risk overall, and without reliance on emergency services.
- 10.16 Policy LP14 of the Local Plan is consistent with the requirements set out within the NPPF and guidance set out within NPPG in that they require the Sequential Test (and the Exception Test, if necessary) to be applied, where development is proposed in areas at risk from any form of flooding. NPPF Paragraph 175 was updated in December 2024 and is particularly relevant in this case, where it states;
- The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).*
- 10.17 Paragraph 023 of National Planning Practice Guidance, states:
- "The approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium-high flood risk areas considering all sources of flooding including areas at risk of surface water flooding."
- 10.18 Due to the proposed development being located within a medium risk of flooding, the flood risk impacts of the proposed development would only be acceptable if the application demonstrated that the Sequential Test has been passed. The application is not accompanied by a Sequential Test and the Local Planning Authority considers that there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding and that would accord with the spatial strategy policies of the Local Plan.

- 10.19 The proposed development therefore has unacceptable and unwarranted flood risks, contrary to policies LP12 and LP14 of the Local Plan, Section 4 of the Cambridgeshire Flood and Water Supplementary Planning Document and the flood risk avoidance aims of the NPPF. Whilst it is recognised that this didn't form a reason for refusal on the previous application, it is clear that flood risk avoidance policies have been strengthened through the recently updated NPPF which post-dates the Council's previous refusal.

Ecology

- 10.20 The application has been accompanied by a Preliminary Ecological Assessment Report. The report identifies that additional surveys are only required if clearance works are carried out during the bird breeding season or if significant works are required for drainage to the ditch to the west of the site. It may be possible to establish, through further surveys of the site, if the existing water voles are present or whether they would be adversely impacted upon, however due to the failure of the proposal to comply with other policies of the Fenland Local Plan, it would not result in the alteration of the recommendation for the application, and therefore it was not considered appropriate to require a survey to be completed at this time. Should a further application be made, or an appeal in relation to the current scheme be submitted, it would be appropriate for a survey to accompany the submissions to ensure full consideration of biodiversity matters. As it stands, the development does not comply with the requirements of Policy LP19 of the Fenland Local Plan (2014).

Biodiversity Net Gain (BNG)

- 10.21 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.22 In this instance a Biodiversity Gain Condition is required to be approved before development is begun.

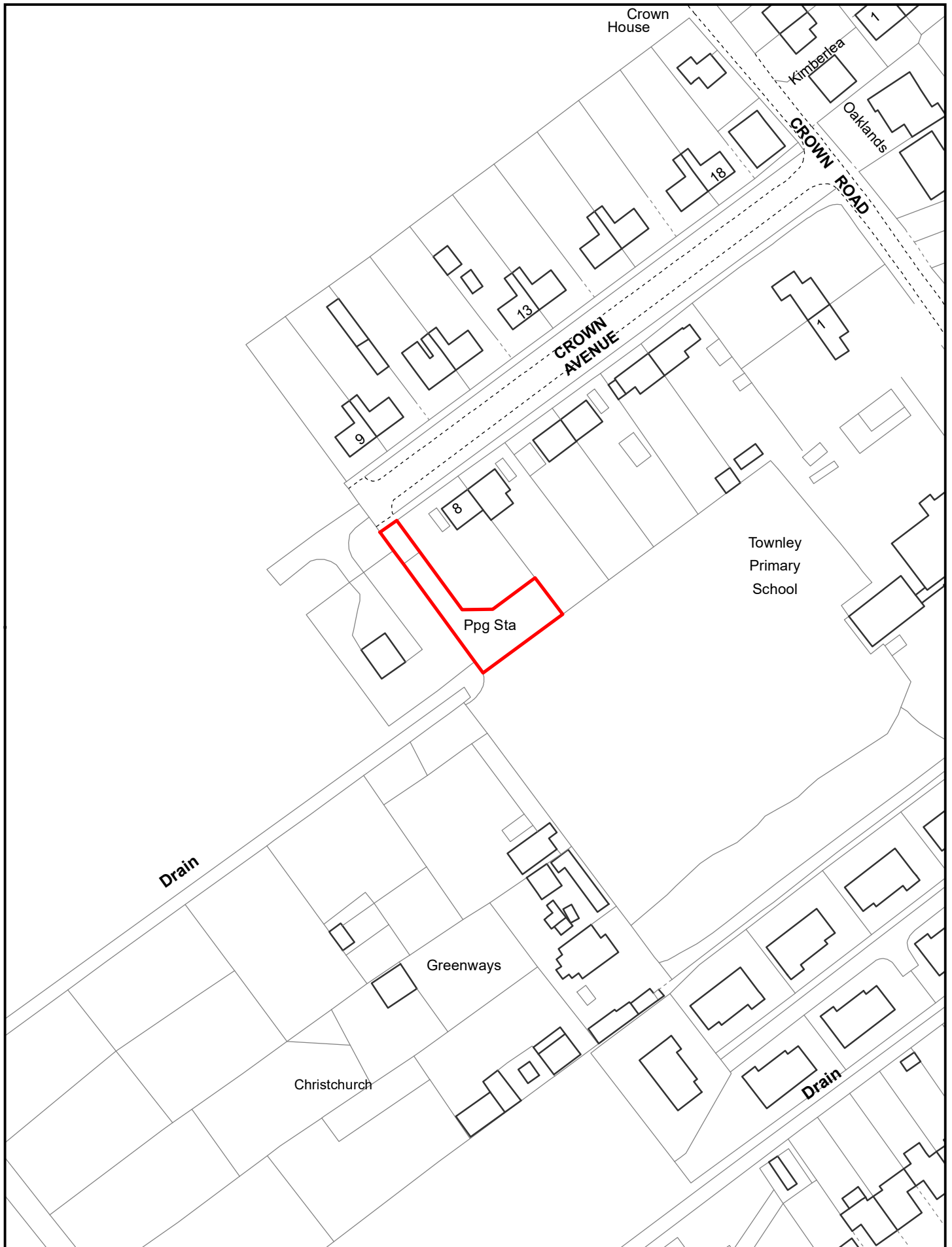
11 CONCLUSIONS

- 11.1 The proposal has been considered in line with policies contained within the Fenland Local Plan 2014 and the National Planning Policy Framework. It is considered that the proposal to erect a dwelling in this location conflicts with Policies LP2, LP3, LP12, LP14 and LP16 of the Fenland Local Plan, in that the development would cause harm to the form and character of the area, would cause detrimental impacts to residential amenity and would place occupiers at an unwarranted risk of flooding.
- 11.2 In applying the planning balance it is considered that the modest benefits of this proposal and other material considerations do not outweigh the significant policy conflicts and associated disbenefits. As such, in accordance with the statutory duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004 the proposal does not warrant a decision otherwise than in accordance with the development plan and the application should be refused.

12 RECOMMENDATION

12.1 Refuse; for the following reasons:

| | |
|---|---|
| 1 | Policy LP3 designates Christchurch as a small village. Development within these settlements is considered on its merits but is usually of a very limited nature and normally limited in scale to residential infilling or small business opportunities. The application site constitutes backland development rather than residential infilling. As such, the scheme is considered to be contrary to the aforementioned policy. |
| 2 | Policy LP16 (d) resists new development which adversely impacts on the character of the area and requires development to respond to and improve the character of the built environment. The proposal would introduce backland residential development. Crown Avenue is characterised by 2-storey, semi-detached dwellings situated close to the footway with substantial rear gardens. Backland development in this instance would appear out of character and incongruous within the surrounding street scene given the strong building line along Crown Avenue and would therefore fail to make a positive contribution to the local distinctiveness and character of the area and thus would be contrary to the aforementioned policy. |
| 3 | <p>Policy LP14 (Part B) of the Local Plan and Paragraph 175 of the NPPF require development in areas at risk now or in the future from any flooding to undergo a sequential test to demonstrate that the development cannot be delivered elsewhere in the area at lower risk areas of flooding.</p> <p>The site lies in an area at high risk of flooding and fails to successfully demonstrate through the application of the sequential test that the development could not be located elsewhere in a location at a lower risk of flooding. Consequently, the development would place people and property at an unwarranted risk of flooding contrary to policy LP14 of the Fenland Local Plan (2014) and the flood risk avoidance requirements of the NPPF.</p> |



Created on: 17/12/2024

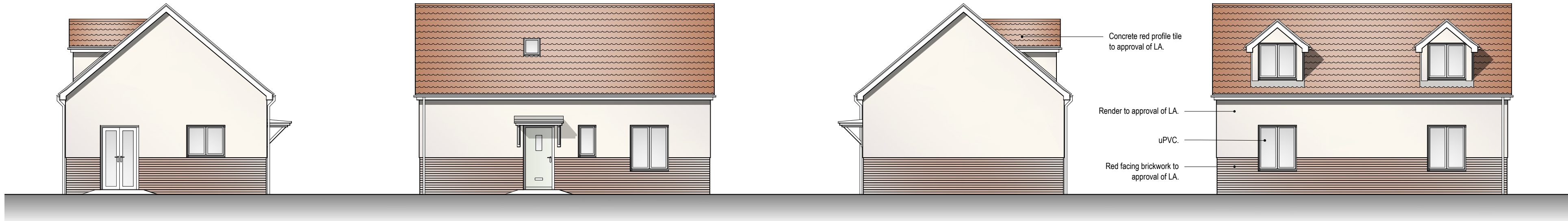
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F/YR24/0970/F

Scale = 1:1,250



All dimensions to be checked on site and any discrepancies to be reported.
Units shown are in 'mm' unless otherwise stated.

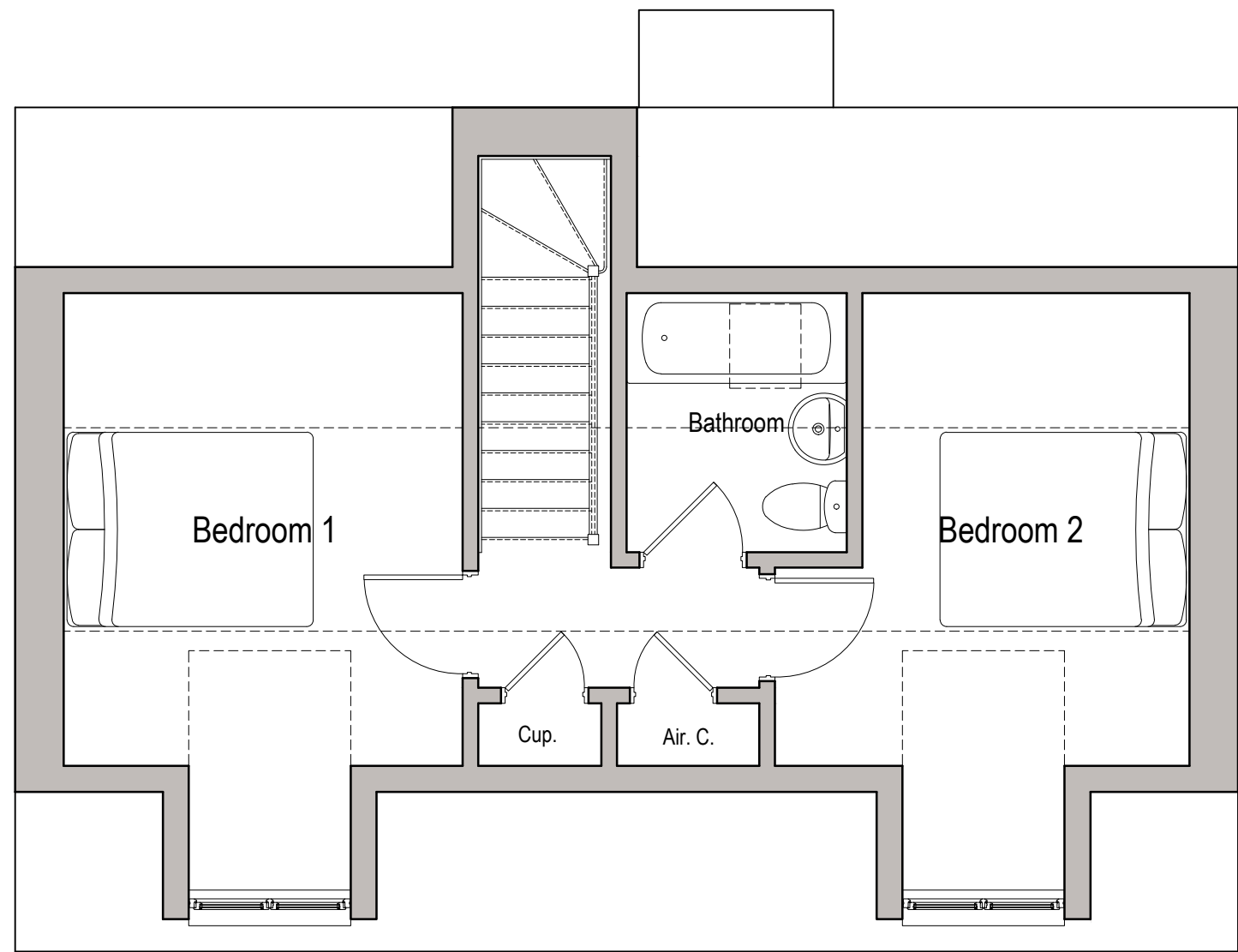


Side Elevation
Elevations - As Proposed
0 1 2 3 4 5m
scale - 1:100

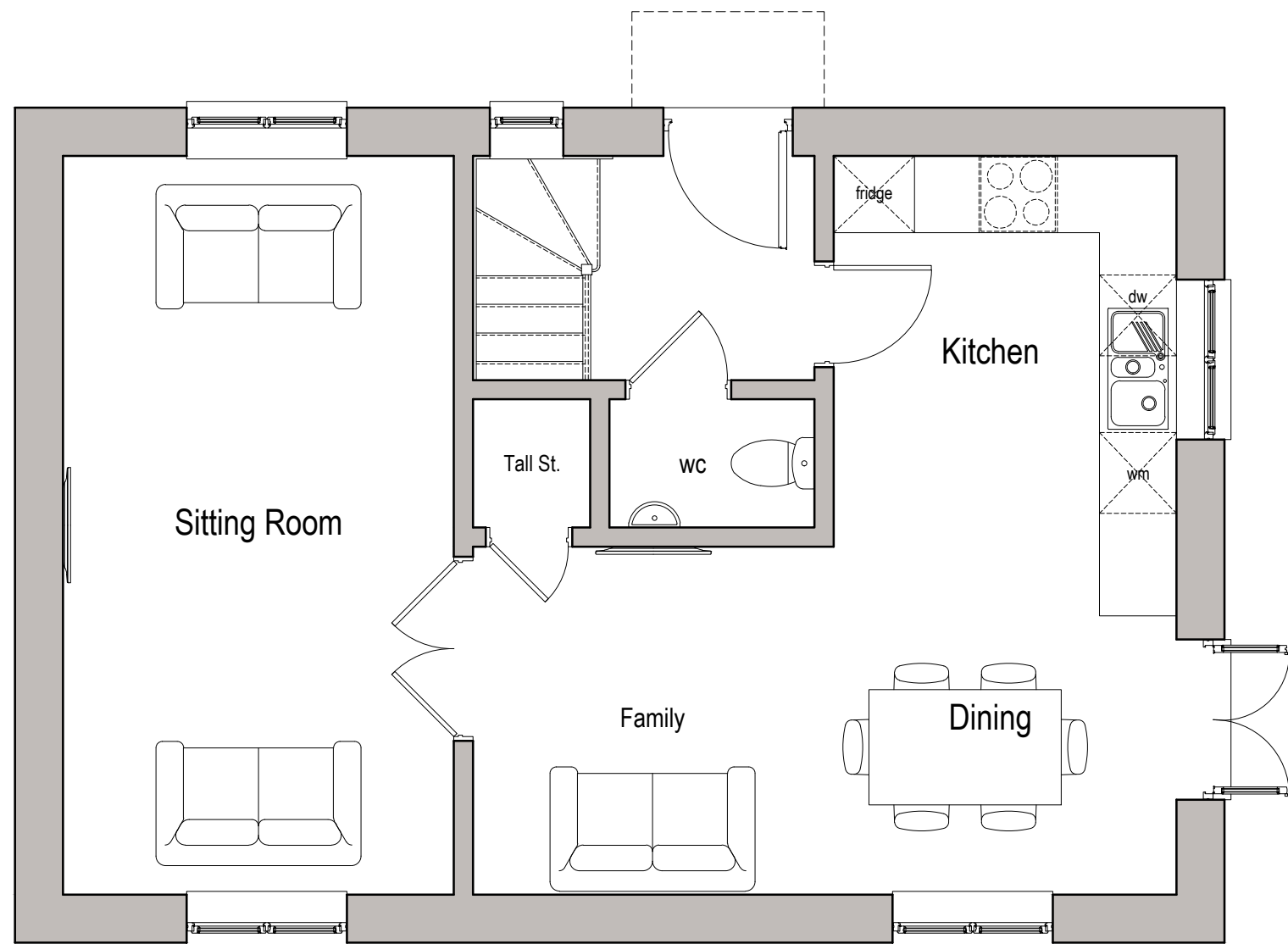
Front Elevation

Side Elevation

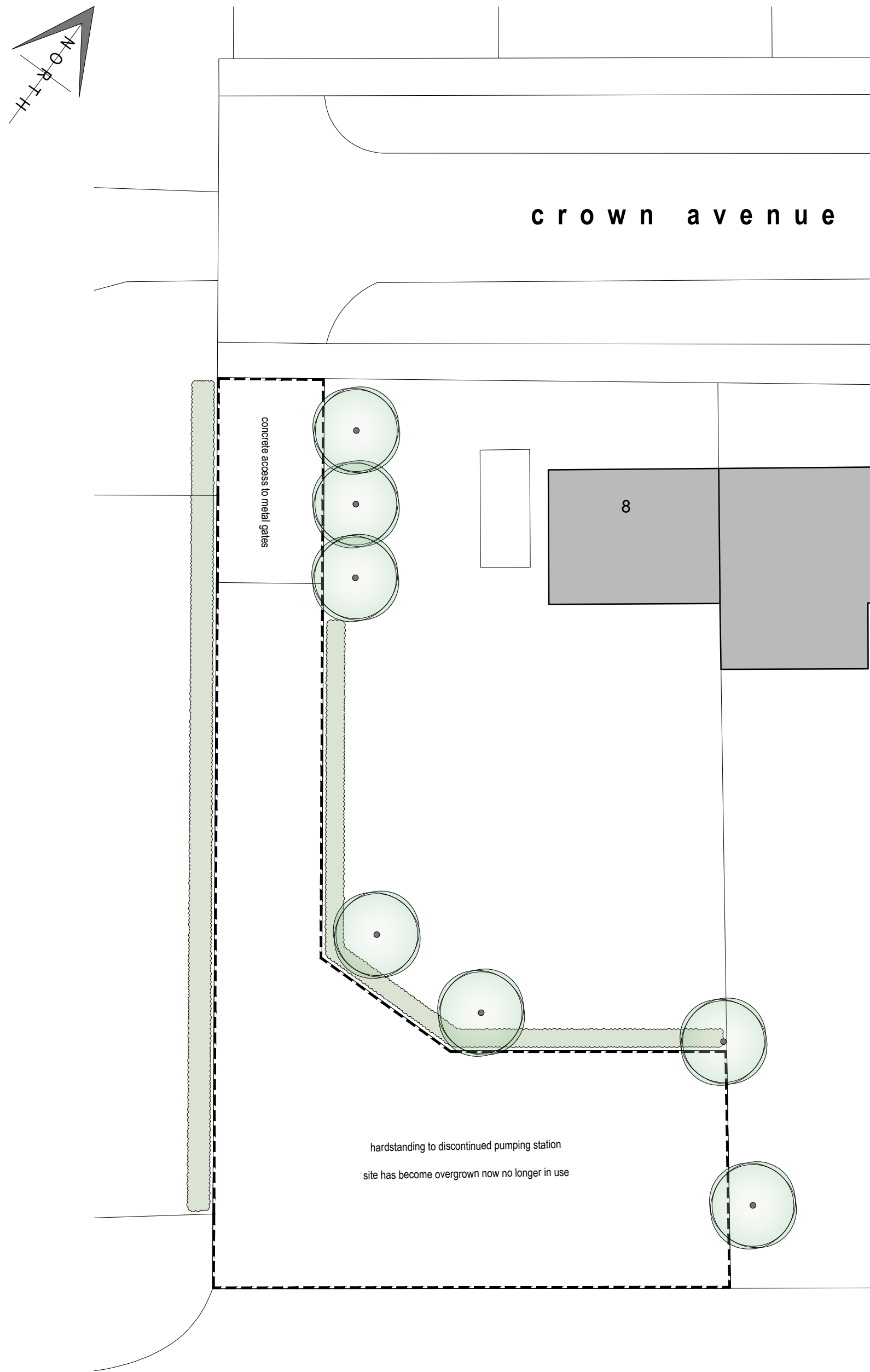
Rear Elevation



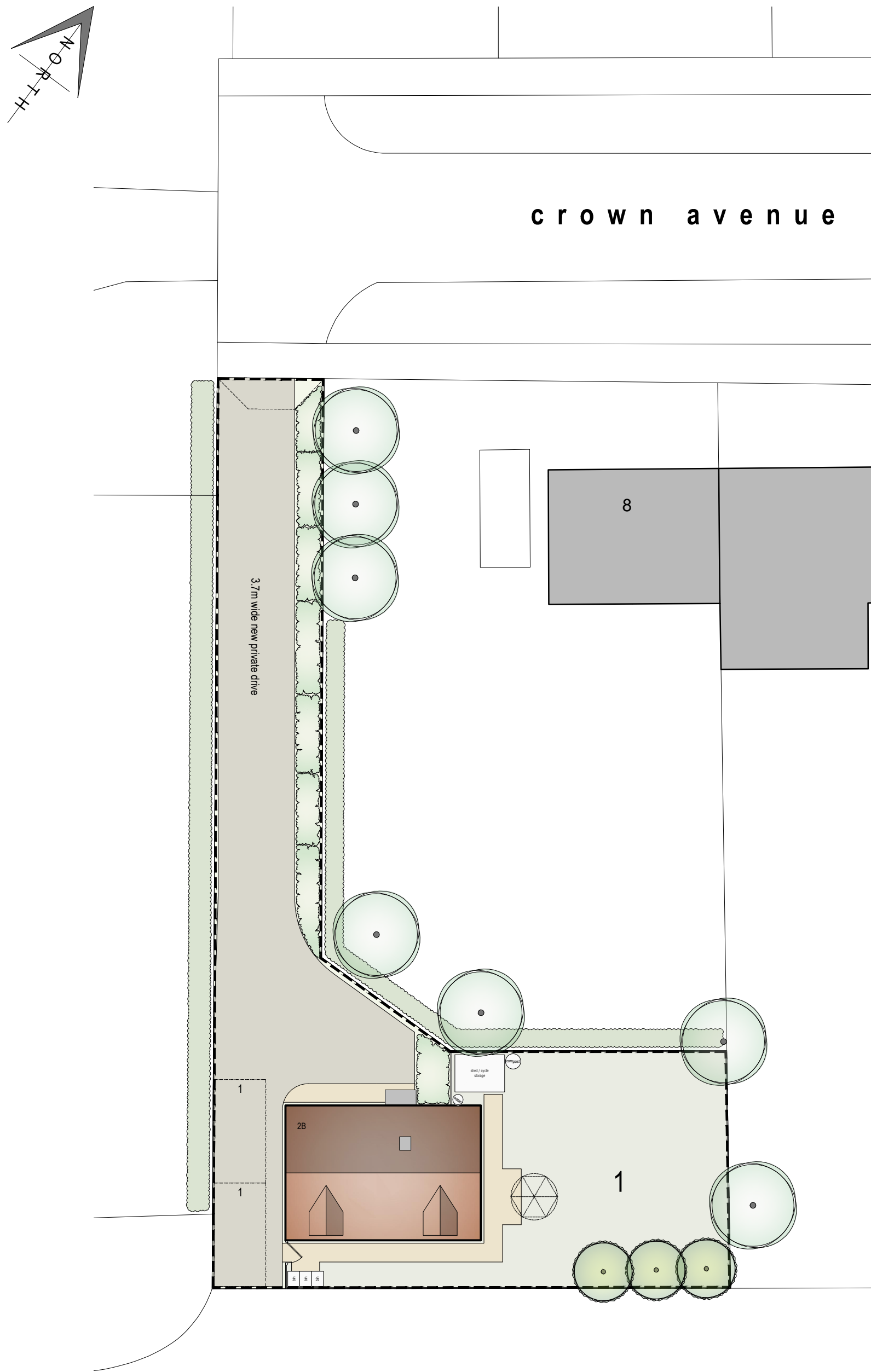
First Floor Plan - As Proposed
0 0.5 1 1.5 2 2.5m
scale - 1:50



Ground Floor Plan - As Proposed
0 0.5 1 1.5 2 2.5m
scale - 1:50



Site Plan - As Existing
0 2 4 6 8 10m
scale - 1:200



Site Plan - As Proposed
0 2 4 6 8 10m
scale - 1:200



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Location Plan
0 1 2 5 10 12.5m
scale - 1:250

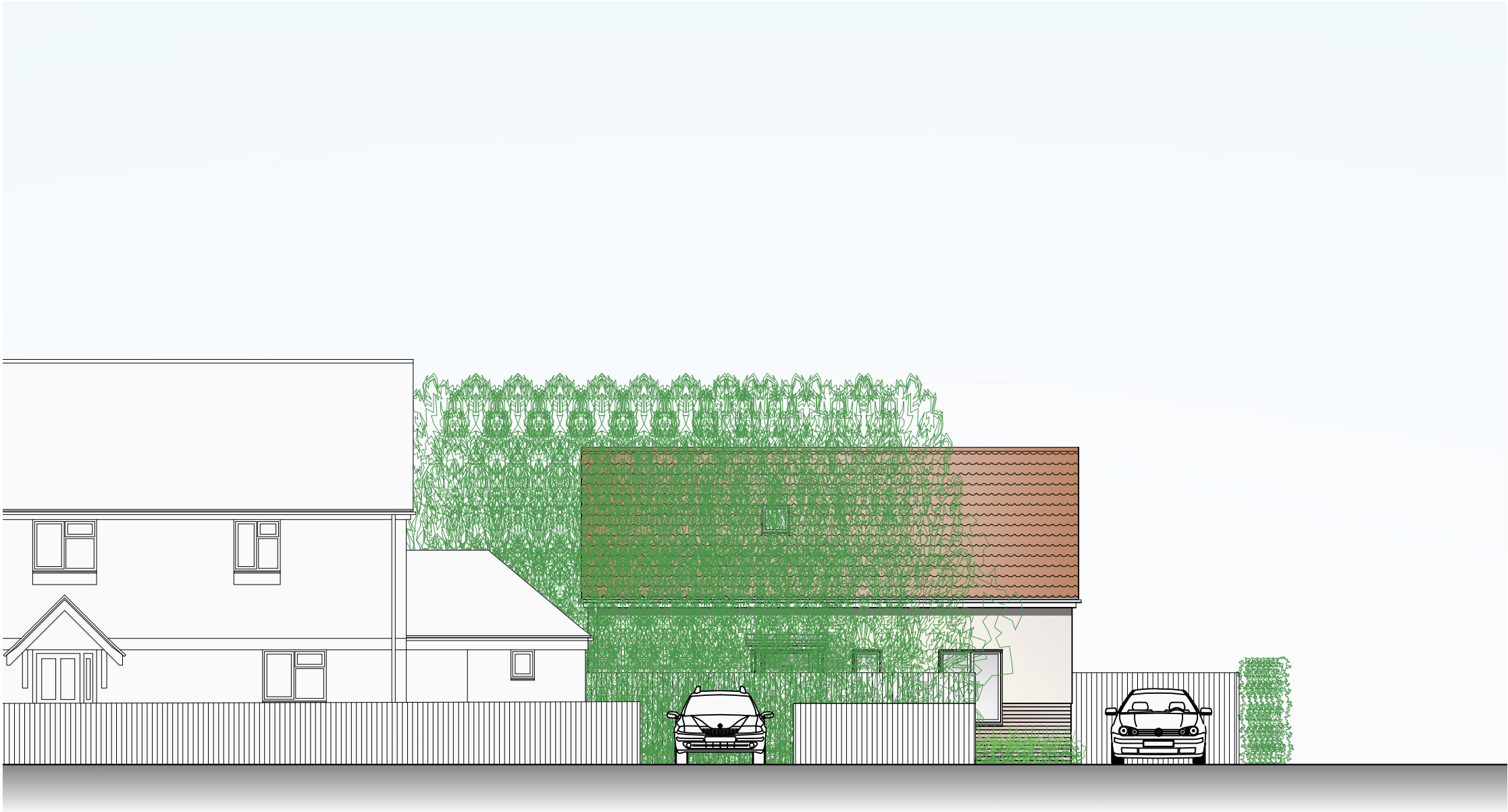
Key

- New driveway and parking.
- New private footpaths and patio.
- Rear garden - turf.
- Front garden - soft landscaping.
- Existing tree - indicative size and location.
- Existing hedge / soft landscaping - indicative size and location.
- New tree - indicative size and location.
- New soft landscaping - indicative size and location.
- Fencing - 1.8m high close boarded timber fence.
- Garden - 6' x 8' timber shed with cycle storage.
- Garden - Three wheeled bins inline with LA Refuse Scheme.
- Garden - Compost Bin.
- Garden - Water Butt.
- Garden - Washing Line.

Development Summary

House Type: 2 bed 4 person
Gross Internal Floor Area: 84m²
Site Area: 469m²
Private Amenity: 164m²
Parking: 2 Spaces + Cycle Storage in Shed

All dimensions to be checked on site and any discrepancies to be reported.
Units shown are in 'mm' unless otherwise stated.



Street Elevation - As Proposed

0 1 2 3 4 5m

scale - 1:100

PROJECT :
Proposed New Dwelling at Land Adj. 8 Crown Avenue, Christchurch
for Fenland District Council

DRAWING TITLE :
PLANNING SUBMISSION
Proposed Street Elevation

DATE :
Sept 24

SCALE :
1:100 @ A3

SHEET :
FD-187-P02

REV :
-

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F/YR25/0001/F

Applicant: Mr Scher

**Agent : Mr Shloime Godlewsky
Redwoods Projects**

Sheltered Housing Accommodation, Roman Court, Leverington, Cambridgeshire

Erect 4 x single-storey extensions to flats 3, 12, 13 and 14

Reason for Committee: Number of representations contrary to officer recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 27 February 2025

EOT in Place: Yes

EOT Expiry: 4th June 2025

Application Fee: £509

Risk Statement:

This application must be determined by the 4th of June 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

- 1.1 This is a full planning application seeking to erect 4 x single-storey extensions to flats 3, 12, 13 and 14 at Sheltered Housing Accommodation, Roman Court, Leverington.
- 1.2 The proposed small scale extensions are to match the design and materials of the existing building. They are not considered to materially impact the character and amenity of the surrounding area, neighbouring properties nor the nearby Leverington Conservation Area.
- 1.3 The application is therefore recommended to be granted.

2 SITE DESCRIPTION

- 2.1 The proposal site is located within the built-up settlement of Leverington. The existing building is predominately a single storey brick and tile building with a first floor flat above the reception area at the frontage of the building, which is currently vacant but which has previously been used under Use Class C2 (Residential Institutions). There is an area of parking to the front of the building with an access road that runs adjacent to the western boundary leading to an additional parking area to the rear of the building. Access is from Troughton Way. There are small areas of grass to the front of the building with an area of grass to the rear and either side of the access road. The site has an open boundary to the south with the

site bordered by 1.5 and 1.8 metre high fencing to the west, with hedging, and 1.5 and 1.8 metre high fencing to the north, and a 1.8 metre high fence to the east.

- 2.2 The site is located within a largely residential area with a mix of single and two storey dwellings, albeit a convenience store is located to the west on Church End. To the south-west of the site is Leverington Conservation Area and the Grade I Listed St Leonard's Church further away along Church End.
- 2.3 The site and surrounding area is located in Environment Agency Flood Zone 1, with Entry 4 to the building located in an area of low to medium surface water flood risk.

3 PROPOSAL

- 3.1 This application seeks to provide four single-storey flat roof extensions to flats 3, 12, 13 and 14 at Sheltered Housing Accommodation, Roman Court, Leverington. To provide the proposed extensions, four fire exits will need to be removed, leaving Entry 3 as the sole entrance and exit to the building. No changes are proposed to Flat 21 at first floor level.
- 3.2 Entries 1, 2, 4 and 5 will be removed which will create an enlarged combined living room and bedroom for Flats 3, 12, 13 and 14. The entrance doors will be removed and replaced with a window. All new windows are of a matching design to the existing windows within the building. Brick is to match that of the existing building and would be conditioned as such.
- 3.3 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

| Reference | Description | Decision |
|----------------|---|---|
| F/99/0545/REG3 | Erection of 12 no. single-storey shower room extensions to existing residential home. | Approved – 10 th November 1999 |

5 CONSULTATIONS

5.1 Leverington Parish Council – 2nd February 2025

- 1) *If increase in residents the parking is insufficient*
- 2) *Alterations to fire doors/ fire exits will produce a Health and Safety Hazard. Cambridgeshire Fire and Rescue comments required.*
- 3) *Original residents remove as building was termed unsafe due to roofing problems being uneconomical to repair. We note no mention of how this has been rectified whilst building has been boarded up.*
- 4) *Residents of Troughton Way have contacted Parish Council re its future use as to types of persons allocated a unit. They believe it could be used as housing for immigrants or homeless and not as per the original purpose set out at time of land transfer in late 1960's early 1970's. Believe this is when Littlechild family made land available for "Use for sheltered accommodation for residents of Leverington" This would need to be checked in record of transfer. Some theory was that land*

became available from Troughton family; however, we believe that Troughton Way was named after a long serving Parish Councillor.

5) Proposed Dwellings not in keeping with current location.

Parish Council recommends REFUSAL

5.2 Fenland District Council – Conservation Officer – 9th January 2025

I have assessed the above application for impacts on the Leverington Conservation Area and Listed Buildings. The proposals are so minor and contained within the site that there is considered to be no impact on heritage assets (designated or non-designated). I have no objections or further comments to the application. Please ensure that material finish is a match to ensure that the additions assimilate with the existing.

5.3 Fenland District Council – Environmental Health – 16th January 2025

I confirm receipt of the above application details and have considered the implications of the proposed development in terms of:

Noise

Air pollution

Contaminated land

Artificial light

I conclude that there are 'No Objections' to the proposal from an Environmental Health standpoint.

5.4 North Level Internal Drainage Board – 21st January 2025

No objections.

5.5 Cambridgeshire Constabulary – Designing Out Crime Officer – 28th January 2025

Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder, and the fear of crime. I have carried out an updated search of the Constabulary crime and incident systems covering the Roman Bank Ward for the last 3 years, I would consider the proposed location to be an area of medium risk to the vulnerability to crime.

An extensive list of crime figures for the area are shown in the response.

It is important that crime prevention and security are discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for people living, working in, and visiting this location.

NPPF Para 135(f) states - Planning policies and decisions should ensure that developments - create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

My colleague recently attended the location, and it quickly became apparent that the building will require some refurbishment moving forward. All windows and doors have been boarded up to prevent unauthorised access to the building following a spate of anti-social behaviour and criminality, confirmed by a local

resident. It is believed that materials have been stolen from within the building and Cambs Fire have attended the location on several occasions.

I am aware that the sheltered accommodation will be used by elderly / vulnerable persons, it is unknown what the staff ratio will be to support the residents. I have the following recommendations for your consideration.

** Windows – I note that some external doors are going to be replaced with windows for the extensions. I would recommend that you engage and consult with Cambs Fire to discuss the fire strategy and for further advice regarding accessible escape routes due to the reduction in external doors, I have a concern that there will be insufficient escape routes given that elderly persons will reside in the building. Looking at the drawings, there are two (2) external doors remaining, one being the main entrance, and another is accessed from the stair core leading to the rear of the building.*

** Doors – Where possible on the ground floor level, it would be of benefit for some residents to have their own security enhanced entrance door. All doorsets allowing direct access into to the home, e.g. front and rear doors, interconnecting garage doorsets, French doors, bi-fold or sliding patio doorsets, dedicated private flat or apartment entrance doorsets, communal doorsets, easily accessible balcony doorsets (Note 23.4a), shall be certificated to one of the following minimum standards, or above:*

A list is then provided of the standards.

** External lighting – Our recommendation for external lighting is that all adopted and un-adopted roads, private roads, shared drives, footpaths, open spaces, parking areas & courts, should be lit with columns to BS5489:1 2020. It is important that LED lighting is positioned above entrance/exit doorsets for the safety of the user. A fully qualified lighting engineer will be able to design in the safety and security element as well as having the ecology and wildlife in mind. Please note: Bollard lighting should be used as wayfinding only and not as a main source of lighting. I would like to see the lighting plan, including lux levels and calculations when available.*

** CCTV – This should cover all elevations. While it is not a universal solution to security problems, it can help deter vandalism or burglary and assist with the identification of culprits once a crime has been committed. The provision and effective use of CCTV fits well within the overall framework of security management and is most effective when it forms part of an overall security plan. CCTV should meet BS EN 50132-7 CCTV surveillance systems for use in security applications. Staff must be fully trained and are able to extract footage should it be required for evidential purposes.*

** Signage (CCTV) - These signs should conform to the Information Commissioners Office regulations and placed in relevant areas around the site, including the main entrance/s and car park.*

** Access Control – It would be of great benefit for resident to see and speak to those visiting before access is given into the building, I recommend a video/audio entry system at the main entrance.*

5.6 Local Residents/Interested Parties

Objectors

Nine objections have been received (four from Church End, three from Troughton Way and one from Gorefield Road and Popes Lane) raising the following issues (summarised):

- Fire safety concerns
- Concerns over future occupancy of the building and the viability of using this for residential accommodation
- Lack of justification for the application
- Impacts on neighbours
- Lack of car parking and impact on already busy area
- Site was gifted for sheltered accommodation

6 STATUTORY DUTY

- 6.1 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)
- 6.2 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.

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 6 – Building a strong, competitive economy

Chapter 8 – Promoting healthy and safe communities

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 16 - Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Uses

Homes and Buildings

Fenland Local Plan 2014

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP6 – Employment, Tourism, Community Facilities and Retail

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP18 – The Historic Environment

Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

DM6 – Mitigating Against Harmful Effects

Cambridgeshire Flood and Water SPD 2016

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP5: Health and Wellbeing
- LP7: Design
- LP8: Amenity Provision
- LP17: Culture, Leisure, Tourism and Community Facilities
- LP20: Accessibility and Transport
- LP22: Parking Provision
- LP23: Historic Environment
- LP25: Biodiversity Net Gain
- LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Layout and Design**
- **Impact on Residential Amenity / Land Users**
- **Highway Safety and Parking**
- **Flood Risk and Drainage**
- **Leverington Conservation Area**
- **Other Matters for Consideration**
- **Biodiversity Net Gain (BNG)**

9 ASSESSMENT

Principle of Development

- 9.1 No other works are proposed other than the four small scale single-storey flat roof extensions to an existing building. There are no proposals within this application to change the C2 use class of the sheltered housing accommodation.
- 9.2 The principle of development is considered to be appropriate, subject to detailed consideration set out below.

Layout and Design

- 9.3 The proposed extensions will not project any further than the existing walls and the proposed windows will match the adjacent windows. Additionally, bricks are to match the existing building and would be conditioned as such. The proposed

extensions are considered to blend in with the existing building and will not harm the character of the building or surrounding area.

- 9.4 The proposal is not considered to constitute overdevelopment as the extensions do not project beyond the building line toward the nearby properties beyond the site boundary.
- 9.5 Taking account of the design, scale and nature of the development, as detailed above, the proposal is considered to be acceptable. The proposal would not cause an adverse impact to the character or appearance of the area and would therefore be in accordance with Policies LP1 and LP16 of the Fenland Local Plan and Section 12 of the National Planning Policy Framework (2024).

Impact on Residential Amenity

- 9.6 The scale and nature of the extensions combined with the separation to existing dwellings are not considered to significantly alter the relationship between the building and its neighbours. As such there is no unacceptable amenity impact and the application is considered compliant with Policy LP16 of the Local Plan (2014)

Highway Safety and Parking

- 9.7 There is not considered to be a highway safety impact from the proposal. The extensions do not project any further than the existing walls to the highway at Troughton Way or the access road that runs past the western elevation through to the rear of the building, nor would the extensions encroach into the car parking area.
- 9.8 The number of parking spaces on site are not impacted by the proposal. No additional flats or bedrooms are proposed as part of the development. It is therefore considered that there is not a requirement to increase on-site parking provision.
- 9.9 The proposal would therefore be acceptable and would not have an unacceptable adverse impact on highway safety in accordance with Local Plan Policies LP2 and LP15, as well as Section 9 of the National Planning Policy Framework (2024).

Flood Risk and Drainage

- 9.10 The site and surrounding area is located in Environment Agency Flood Zone 1, with Entry 4 to the building located in an area of low to medium surface water flood risk. Given the nature of the site the extensions will not significantly increase surface water run-off. As such, it is considered that the proposal accords with Policy LP14 of the Fenland Local Plan and the intentions of the National Planning Policy Framework (2024) in this regard.

Proximity to Leverington Conservation Area

- 9.11 The application site boundary is located 10.6 metres from Leverington Conservation Area at the nearest point, with the nearest extension is 33.1 metres from Leverington Conservation Area at the nearest point.
- 9.12 The Conservation Officer's consultation response states:

The proposals are so minor and contained within the site that there is considered to be no impact on heritage assets (designated or non-designated). I have no objections or further comments to the application. Please ensure that material finish is a match to ensure that the additions assimilate with the existing.

- 9.13 It is considered that by virtue of the small scale of the extensions and the matching materials of construction there is not a material impact on the Leverington Conservation Area.

Safety/Security

- 9.14 Concerns have been raised with regards to the loss of emergency exits from the building and this matter has been investigated by Officers with both the fire authority and CNC Building Control being contacted. No comments objecting to the proposals have been received from either of these bodies. Additionally, the matter was also taken up with the applicant's agent who clarified that there would still be means of escape from the flats via ground floor windows.
- 9.15 Given the lack of any objection on this basis and the fact that this matter is largely addressed under the Building Regulations it is not considered that there would be any grounds on which planning permission could justifiably be withheld on this basis.
- 9.16 Additionally, the Police's Designing Out Crime Team has commented on the application, making a number of recommendations in terms of practical measures to ensure a safe and secure environment for residents. As the building and its use is established it is considered that these are largely matters for the future management of the site to address rather than being matters which could justifiably be controlled through an application for small scale extensions to the building.

Other Matters for Consideration

- 9.17 Several objections have raised issues regarding what could generally be described as relating to the occupancy of the site. The past occupancy, future occupancy or the viability of using the building for housing are not material planning issues in relation to this application which must be considered in respect of the extensions proposed and the merits of these in planning terms.

Biodiversity Net Gain (BNG)

- 9.18 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.19 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the development is de-minimis for the purposes of BNG. The total area of land covered by the extensions is 20.54 square metres, which is below the trigger of 25 square metres for biodiversity net gain provision. Additionally, the majority of the

land on which the extensions are to be site is impermeable concrete. It is therefore considered that this land is already considered to have been previously developed.

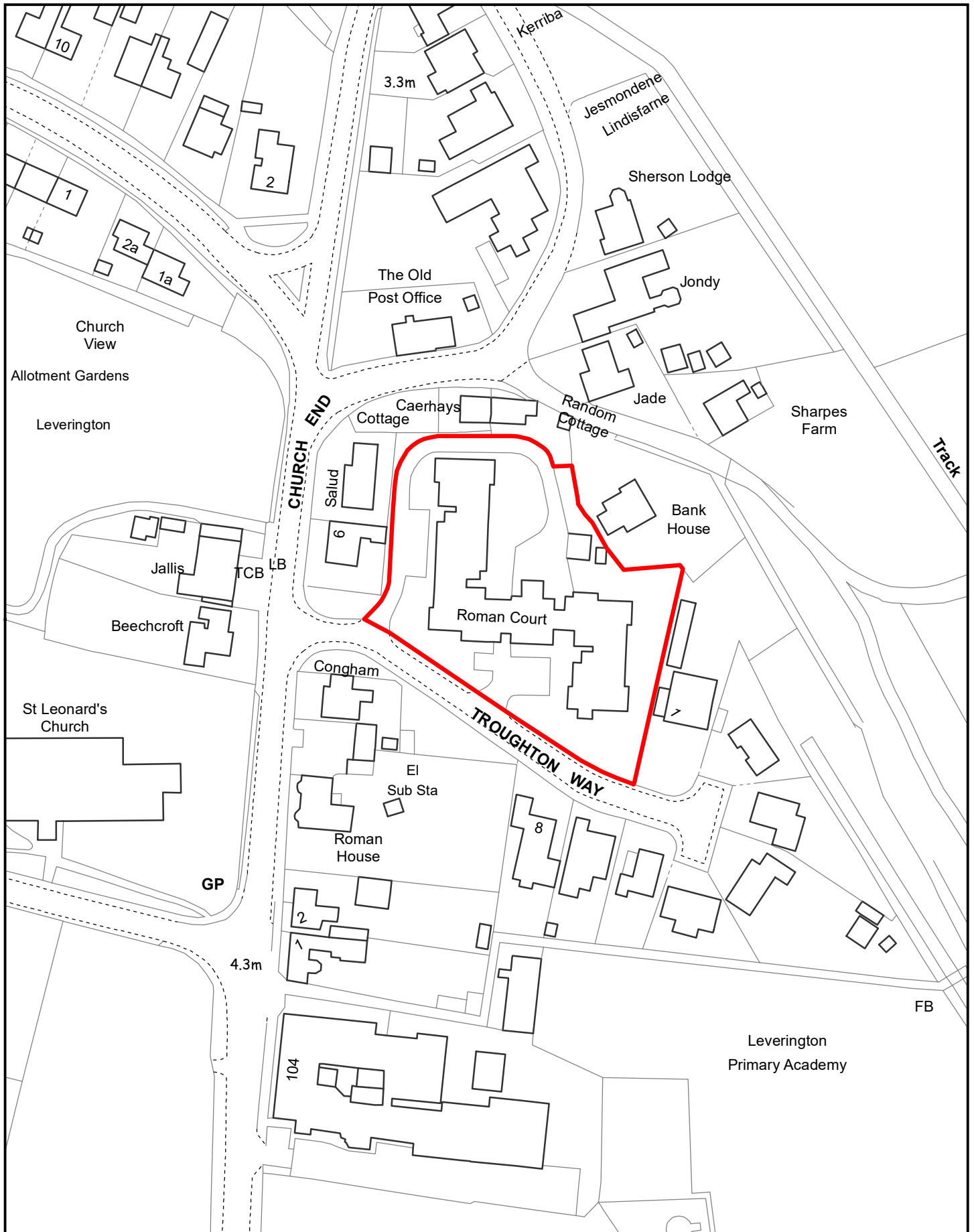
10 CONCLUSIONS

- 10.1 The proposed small scale extensions are to match the design and materials of the existing building. They are not considered to materially impact the character and amenity of the surrounding area, nor the nearby Leverington Conservation Area.
- 10.2 Taking into consideration these factors, the proposal is considered to comply with Policies LP2, LP3, LP6, LP14, LP16 and LP18 of the Fenland Local Plan (2014); in addition to the Chapters 6, 8, 12, 14 and 16 contained within the National Planning Policy Framework (2024). There are no significant factors in this case that would outweigh the benefits of the proposal; therefore, in considering all the matters raised above the planning balance is in favour of the proposal and the policies referred to above.

11 RECOMMENDATION

Grant; subject to the following conditions:

| | |
|---|---|
| 1 | <p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p> |
| 2 | <p>The development hereby approved shall be finished externally in materials to match the existing building, unless the Local Planning Authority otherwise agrees in writing prior to commencement of development.</p> <p>Reason - To safeguard the visual amenities of the area.</p> |
| 3 | <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> |



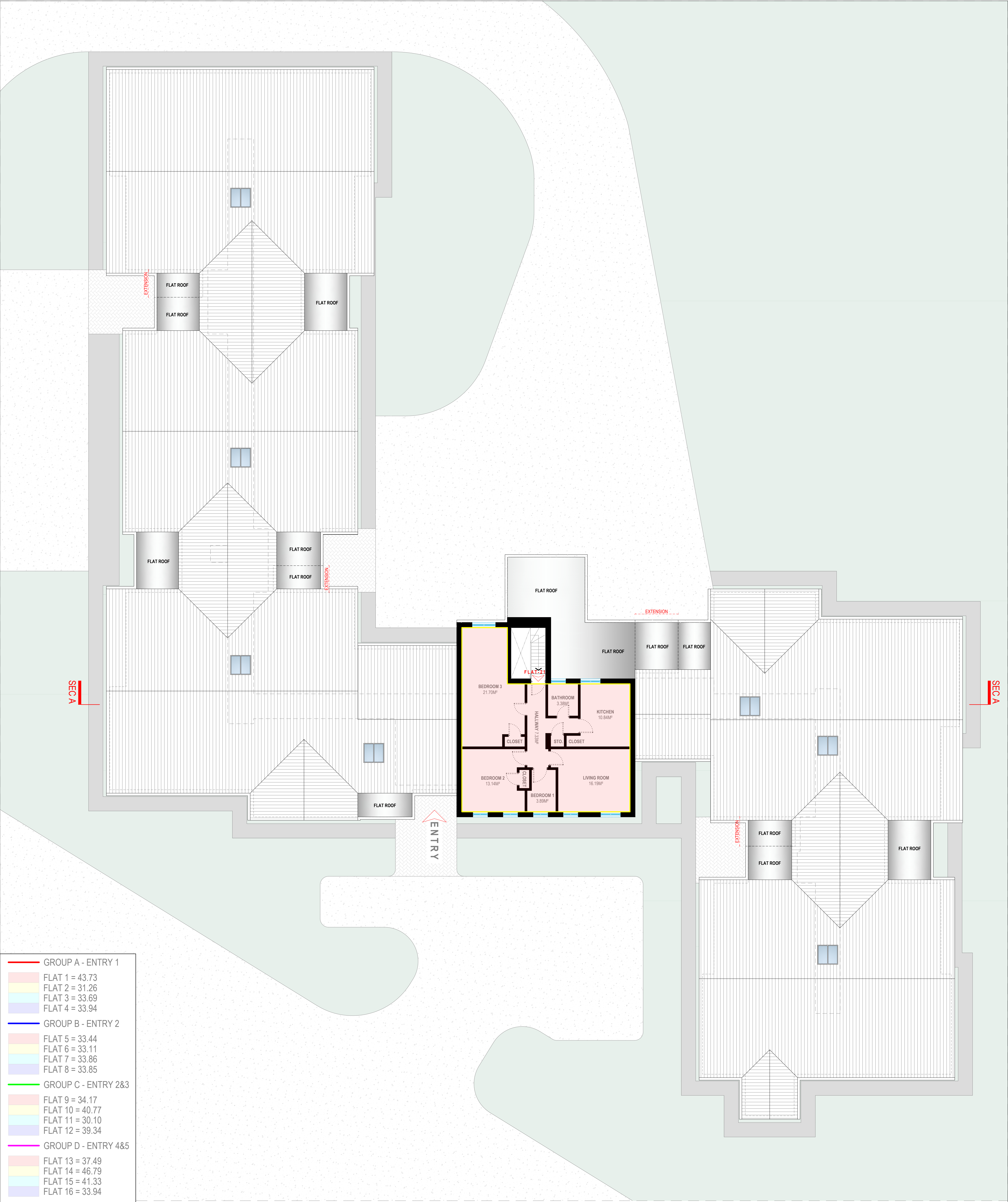
Created on: 07/01/2025

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F/YR25/0001/F

Scale = 1:1,250





| |
|---------------------|
| GROUP A - ENTRY 1 |
| FLAT 1 = 43.73 |
| FLAT 2 = 31.26 |
| FLAT 3 = 33.69 |
| FLAT 4 = 33.94 |
| GROUP B - ENTRY 2 |
| FLAT 5 = 33.44 |
| FLAT 6 = 33.11 |
| FLAT 7 = 33.86 |
| FLAT 8 = 33.85 |
| GROUP C - ENTRY 2&3 |
| FLAT 9 = 34.17 |
| FLAT 10 = 40.77 |
| FLAT 11 = 30.10 |
| FLAT 12 = 39.34 |
| GROUP D - ENTRY 4&5 |
| FLAT 13 = 37.49 |
| FLAT 14 = 46.79 |
| FLAT 15 = 41.33 |
| FLAT 16 = 33.94 |
| GROUP E - ENTRY 5 |
| FLAT 17 = 33.52 |
| FLAT 18 = 32.94 |
| FLAT 19 = 34.55 |
| FLAT 20 = 39.65 |
| FIRST FLOOR |
| FLAT 21 = 83.53 |
| COMMON AREAS |

FIRST FLOOR
G.I.A = 83.53M²

0 1 2 4
8m SCALE
1:100 @A1



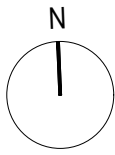
Address - Unit 4, Grosvenor Way, London E5 9ND
Phone - 020 3781 8008
E-mail - office@redwoodsprojects.co.uk
Web - www.redwoodsprojects.co.uk
Any errors on Dimensions to be reported to the Architect prior to commencement of Works.
Dimensions and areas are based on survey information.
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REFERENCE: ROMAN BANK, LEVERINGTON, WISBECH PE13 5BZ, UK

TITLE: PROPOSED DRAWINGS
FLOOR PLAN

PROJECT No 2424 DATE: 2024.12.20

SHEET No P 02



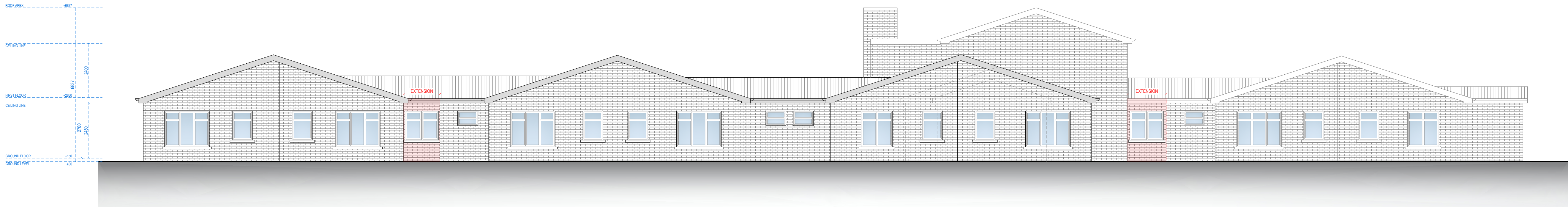
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DRAWN BY ABB

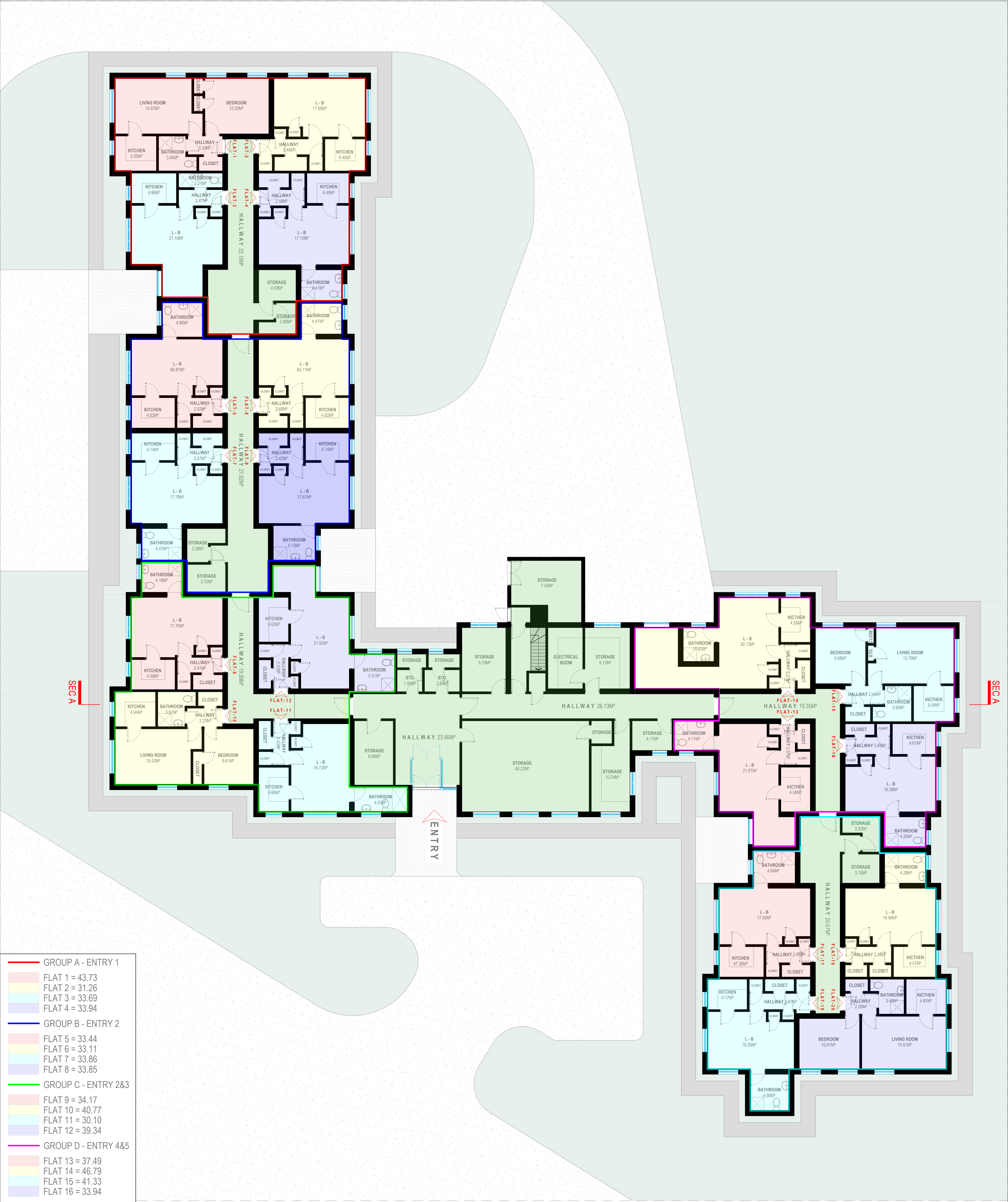
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Page 131



FRONT ELEVATION



LEFT-SIDE ELEVATION



GROUND FLOOR 0 1 2 4 8m **SCALE 1:100 @A1**
G.I.A = 1105.61M²

- GROUP A - ENTRY 1
 - FLAT 1 = 43.73
 - FLAT 2 = 31.26
 - FLAT 3 = 33.69
 - FLAT 4 = 33.94
- GROUP B - ENTRY 2
 - FLAT 5 = 33.44
 - FLAT 6 = 33.11
 - FLAT 7 = 33.86
 - FLAT 8 = 33.85
- GROUP C - ENTRY 2&3
 - FLAT 9 = 34.17
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 - FLAT 11 = 30.10
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 - FLAT 13 = 37.49
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 - FLAT 17 = 33.52
 - FLAT 18 = 32.94
 - FLAT 19 = 34.55
 - FLAT 20 = 39.65
- FIRST FLOOR
 - FLAT 21 = 83.53
- COMMON AREAS



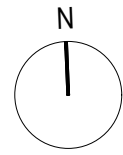
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TITLE: PROPOSED DRAWINGS
FLOOR PLAN

PROJECT No 2424 DATE: 2024.12.20

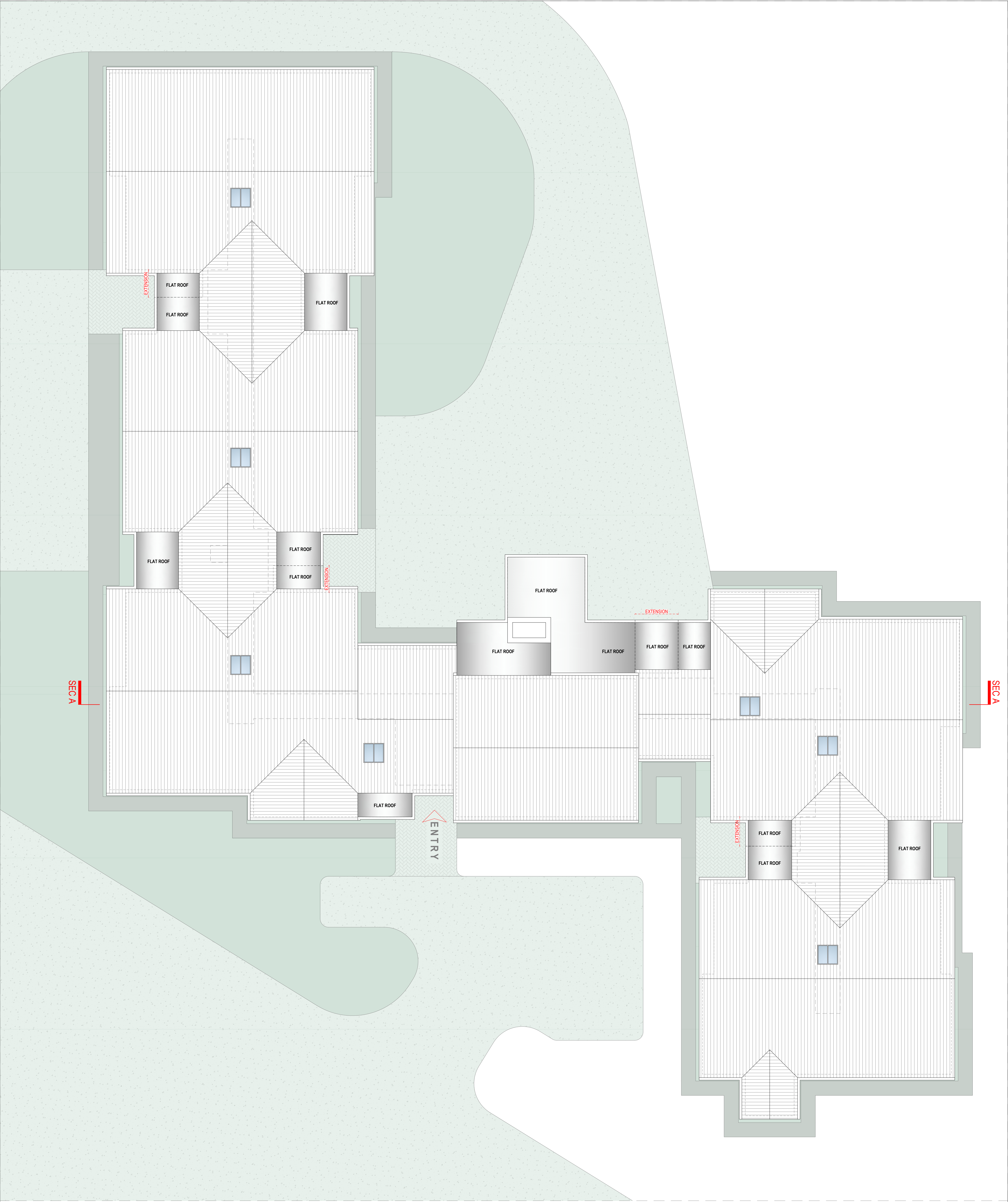
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NOTES:

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Page 133

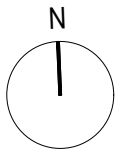


ROOF PLAN



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| | |
|--|------------------|
| REFERENCE: ROMAN BANK, LEVERINGTON, WISBECH PE13 5BZ, UK | |
| TITLE: PROPOSED DRAWINGS FLOOR PLAN | |
| PROJECT No 2424 | DATE: 2024.12.20 |
| SHEET No P 03 | |



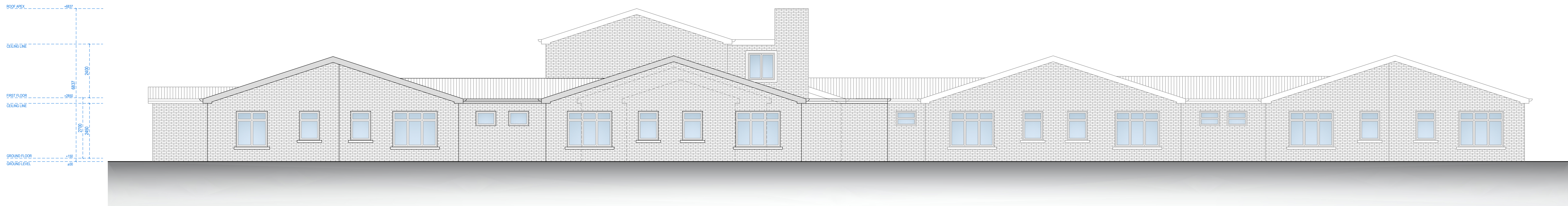
NOTES:

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Page 134



REAR ELEVATION



RIGHT-SIDE ELEVATION

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Applicant: Mr Sidney Imafidon

**Agent: Mr R Papworth
Morton & Hall Consulting Ltd**

5 Robingoodfellows Lane, March, Cambridgeshire, PE15 8HL

Change of use from drinking establishment/club to 3no Flats involving the removal of external staircase

Officer recommendation: Refuse

Reason for Committee: Town Council comments contrary to officer recommendation.

Government Planning Guarantee

Statutory Target Date for Determination: 25 March 2025

EOT in Place: Yes

EOT Expiry: 30th May 2025

Application Fee: £1734

Risk Statement:

This application must be determined by the 30th of May 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

- 1.1 This is a full planning application at The Buffs, 5 Robingoodfellows Lane, March, seeking a change of use from a drinking establishment/club to 3no Flats, involving the removal of an external staircase on the rear elevation.
- 1.2 A marketing exercise has not been undertaken to ascertain whether there is interest in the retention of this community facility. This proposal is therefore contrary to Policy LP6 of the Fenland Local Plan (2014) which requires such an exercise is undertaken for a minimum of one year to demonstrate that there is no material interest in the retention of a community facility.
- 1.3 Flat 2 fails to meet the minimum floor space requirements of the Nationally Described Space Standards. It is therefore considered that the development as a whole would provide a substandard level of accommodation to the detriment of the amenity of future occupants. This is contrary to Policies LP2 and LP16 of the Fenland Local Plan (2014) which seek to protect the amenity of residents and promote good design.

2 SITE DESCRIPTION

- 2.1 The proposal site is within the built-up settlement of March and comprises of a two-storey drinking establishment / club, and rear external staircase and a single space parking area which is secured by metal gates. The side elevation wall of the building forms the northern boundary of the site, with a 1.8 metre high fence to the west facing rear boundary. The north facing side elevation wall of 3 Robingoodfellows Lane and 1.8 metre high fence mark the southern boundary, with a 1.8 metre high metal gate and the frontage elevation wall marking the eastern boundary.
- 2.2 The surrounding area is predominantly residential in nature with March Conservation Area located 160 metres away to the south. Additionally, there are no listed buildings in the vicinity of the site. The site and surrounding area is entirely located in Flood Zone 1, with the northern extent of the site being located in a high surface water flood risk area.

3 PROPOSAL

- 3.1 This is a full planning application at The Buffs, 5 Robingoodfellows Lane, March, seeking a change of use from a drinking establishment/club to 3no flats, involving the removal of an external staircase on the rear elevation. A ground floor one-bedroom flat will be located to the east-facing frontage, with a two-bedroom flat to the west-facing rear of the building. The ground floor flats will be accessed by separate doors on the south facing ground floor side elevation of the building. An existing internal staircase accessed from Robingoodfellows Lane will lead to a two-bedroom flat at first floor level.
- 3.2 To facilitate the development, at ground floor level five additional windows and one additional door are to be provided. At first floor level, the steel escape staircase to the rear of the development is to be removed. The two internally bricked up west facing windows are to be frosted glass and fixed shut. Three rooflights are also to be provided. One is to be located above the bathroom, one above Bedroom 1 and one above Bedroom 2. The rooflights will be sited 2.3 metres above floor level. A communal bin store area and cycle store area will be provided to the rear of a parking space which can be accessed from Robingoodfellows Lane to the south of the building.
- 3.3 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

| Reference | Description | Recommendation |
|---------------|--|--------------------------|
| F/YR13/0174/F | Change of use of first-floor function room to 1-bed flat | Grant – 07 May 2013 |
| F/YR16/0786/F | Change of use from A4 (Drinking Establishment) to mixed use ground floor A4 (Drinking Establishment) and first-floor C3 (1-bed flat) including the insertion of 2 no Velux windows in northern side elevation and 1 no Velux window in southern side elevation | Grant – 17 November 2016 |

5 CONSULTATIONS

5.1 March Town Council – 18th February 2025

Approval, although March Town Council is concerned about the lack of parking.

5.2 Fenland District Council – Environmental Health – 5th February 2025

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to have a detrimental effect on local air quality, be affected by ground contamination or adversely impact the local amenity due to excessive artificial lighting.

This service would however welcome a condition on working times due to the close proximity of existing noise sensitive receptors, with the following considered reasonable:

No demolition or construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

5.3 Environment Agency – 7th February 2025

We have no objection to the proposed development on flood risk grounds but wish to make the following comments:

We consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the Internal Drainage Board (IDB). As such, the IDB should be consulted with regard to flood risk associated with watercourses under their jurisdiction and surface water drainage proposals.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

NPPF Flood Risk Sequential Test

In accordance with the National Planning Policy Framework (paragraph 162), development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the Local Planning Authority to determine if the sequential test needs to be applied and whether there are other sites available at lower flood risk. Our flood risk standing advice reminds you of this and provides advice on how to apply the test.

5.4 Cambridgeshire County Council – Highways Officer – 21st February 2025

Recommendation

Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, no significant adverse effect upon the public highway should result from this proposal, should it gain benefit of planning permission.

Comments

I note that parking on the local highway in the vicinity of the site is prohibited by parking restrictions and the proposal only offers a singular parking space for 3 dwellings.

Whilst this proposal is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity on other streets in March town centre which the Local Planning Authority may wish to consider when assessing this application.

In the event that the LPA are mindful to approve the application, please append the following Conditions to any consent granted:

Conditions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, amending or re-enacting that order) no gates or other means of enclosure shall be erected across the vehicular access hereby approved.

Reason: In the interests of highway safety and to ensure compliance with Policies LP15 and LP16 of the Fenland Local Plan, adopted May 2014.

5.5 Local Residents/Interested Parties

Objectors

Seven objections (three from Robingoodfellows Lane, three from Darthill Road and one from Elwyn Road) have been received raising the following concerns:

- Overlooking to neighbouring dwellings and gardens from first floor and ground floor windows.
- Lack of privacy for future residents
- Lack of parking provision on site exacerbating existing parking issues.
- Impact on infrastructure
- Environmental and storage issues arising from bins
- Disturbance during construction.

Supporters

One communication of support has been received from Westfield Road in Manea. They have provided the following comments: *I would just like to offer my support over the change of use. As the previous landlord to The Buffs I was the landlady for 14 years and I can confirm that it is no longer viable as a public house. The decision to close was a hard one after years of struggling. With the rising cost of products, utilities and staff it was made impossible to run any longer as a business. This application shouldn't be refused based on the loss of a public house in the town.*

Representations

One representation has been received from Darthill Road in March. They are pleased to see the first floor windows on the rear elevation are now frosted and fixed after amended plans were submitted. They have queried the height of the skylights at first floor level as they do not wish to be overlooked.

6 STATUTORY DUTY

- 6.1 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) and the March Neighbourhood Plan (2017).

7 POLICY FRAMEWORK

National Planning Policy Framework (NPPF) 2024

Chapter 5 – Delivering a sufficient supply of homes

Chapter 6 – Building a strong, competitive economy

Chapter 7 – Ensuring the vitality of town centres

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context

Identity

Built Form

Uses

Homes and Buildings

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
- LP6 – Employment, Tourism, Community Facilities and Retail
- LP9 – March
- 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

March Neighbourhood Plan 2017

- H2 – Windfall Development
- H3 – Local Housing Need

Delivering and Protecting High Quality Environments in Fenland SPD 2014

- DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area
- DM6 – Mitigating Against Harmful Effects

Developer Contributions SPD 2015

Cambridgeshire Flood and Water SPD 2016

Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP2: Spatial Strategy for the Location of Residential Development
- LP4: Securing Fenland's Future
- LP5: Health and Wellbeing
- LP7: Design
- LP8: Amenity Provision
- LP11: Community Safety
- LP12: Meeting Housing Needs
- LP16: Town Centres
- LP17: Culture, Leisure, Tourism and Community Facilities
- LP20: Accessibility and Transport
- LP22: Parking Provision
- LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Layout and Design**
- **Impact on Residential Amenity / Land Users**
- **Highway Safety and Parking**
- **Flood Risk and Drainage**
- **Other Considerations**
- **Biodiversity Net Gain (BNG)**

9 BACKGROUND

- 9.1 Planning permission has previously been granted on this site to convert the first floor function room to a one-bedroom flat under reference F/YR13/0174/F. A condition was attached to this permission that the first-floor windows in the west facing elevation are to be obscure glazed.
- 9.2 A subsequent application for a one-bedroom flat at first floor level was approved under reference F/YR16/0786/F. This application contained rooflights above a kitchen, lounge and the existing staircase access off Robingoodfellows Lane. A condition was attached to this permission that the first-floor windows and door in the west facing elevation are to be obscure glazed.
- 9.3 Additionally, in the interests of transparency it should be noted that the applicant is an elected Member of Fenland District Council.

10 ASSESSMENT

Principle of Development

- 10.1 The site is located within the settlement of March, which is identified within Policy LP3 of the Fenland Local Plan 2014 and the settlement hierarchy as being a Primary Market Town, for these settlements the majority of the district's new housing, employment growth, retail growth and wider service provision should take place in these settlements. The proposal is located within a short walking distance of the town centre. The majority of development in the vicinity of the site is residential in nature and there is not considered to be a conflict from a residential use in this location. The broad principle of residential development is therefore considered acceptable, subject to other policy considerations.
- 10.2 However, Policy LP6 of the Local Plan, under the 'Retaining community facilities' section, requires that:
- Proposals that would lead to the loss of community facilities (e.g. public houses, village shops, community halls, post offices) will only be permitted if:*
- 1) it can be demonstrated that the retention of the facility is no longer financially viable and an appropriate marketing exercise has been carried out, and it can be demonstrated that there is a lack of community need for the facility, or*
- 2) an alternative facility is provided.*
- 10.3 Policy H2 of the March Neighbourhood Plan states that windfall development will be supported if *"The proposal will not result in the loss of community facilities or services unless the separate tests set out in Policy LP6 of the Fenland Local Plan are met."*
- 10.4 A justification statement to support the loss of the drinking establishment / club has been provided, however, this does not constitute a marketing exercise as required by Policy. The lack of such an exercise has been raised with the applicant's agent, however no information has been submitted.
- 10.5 The principle of residential development may be supported if the relevant marketing exercise had been conducted and it was evidenced that there was no longer a requirement for the use of this building for the community use as a drinking establishment. However, until such an exercise has been undertaken,

this conclusion cannot be reached and the application is therefore contrary to Policy LP of the Local Plan.

Layout and Design

- 10.6 This proposal seeks to change the use of a drinking establishment/club to three flats. There are no proposed extensions to the building. To facilitate the development, at ground floor level five additional windows and one additional door are to be provided. At first floor level, the steel escape staircase to the rear of the development is to be removed. The two internally bricked up west facing windows are to be replaced with frosted glass windows which will be fixed shut. Three rooflights are also to be provided. One is to be located above the bathroom, one above Bedroom 1 and one above Bedroom 2. The rooflights will be sited 2.3 metres above floor level. A communal bin store area and cycle store area will be provided to the west of a parking space which can be accessed from Robingoodfellows Lane. No amenity space is provided for the flats.
- 10.7 The External Materials section of the Design and Access Statement states: *“External materials to the existing building will remain very similar for the proposal.”* Roofing materials will not be altered. Any new bricks will be to match those of the existing building. There is not considered to be a character impact from the proposed brick as it will be in keeping with the existing building and the character of the surrounding area.

Impact on Residential Amenity

- 10.8 To provide an acceptable level of amenity for future occupants, the proposed flats must meet minimum floorspace requirements. These requirements are contained within the Nationally Described Space Standards (NDSS) Technical Housing Standards document. This document has not yet been adopted by the Council, but it is considered to be a sound guide acceptable levels of occupant amenity.
- 10.9 One bedroom two person flats must provide a minimum floorspace of 50 square metres over a single storey. Additionally, they must be able to accommodate at least 1.5 square metres of built-in storage. Flat 1 at ground floor level has a floor space of 59.2 metres and therefore exceeds minimum space standards. The built-in storage exceeds minimum space standards.
- 10.10 Two-bedroom flats over a single storey must have a minimum footprint of 61 square metres to accommodate three bedspaces, or 70 square metres to accommodate four bedspaces. Additionally, they must be able to accommodate at least 2 square metres of built-in storage.
- 10.11 Flat 2 at ground level has a floor space of 58.7 square metres and therefore falls short of minimum space standards. The built-in storage also falls short of minimum space standards. Bedroom 1 has a footprint of 3.1 metres by 3.8 metres (12 square metres) and Bedroom 2 has a footprint of 3.1 metres by 2.6 metres (8 square metres). Both bedrooms satisfy the minimum width stipulated by the space standards to be considered double bedrooms. Therefore Flat 2 has to be considered a 2 bedroom, 4 person dwelling, which is required to have an internal footprint of 70 square metres to comply with the Nationally Described Space Standards.

- 10.12 Flat 3 at first floor level has a floor space of 83.4 square metres and exceeds minimum space standards, although no built-in storage is provided.
- 10.13 Of the three proposed flats only one of them meets the minimum floor space and built-in storage requirements of the NDSS Technical Housing Standards document. However, Flats 1 and 3 do comply with minimum floor space standards. Flat 2 fails to comply with NDSS floorspace requirements by more than 10 square metres, which equates to it having 20% less internal floorspace than required by the Nationally Described Space Standards (NDSS).
- 10.14 There is not considered to be a new overbearing or overshadowing impact from the change of use as the footprint of the building is not being extended. One concern that has been expressed is being overheard by the occupants of the proposed flats. This is considered to be a matter which carries minimal planning weight. The density of development in this town centre location is higher than that in the rest of the town and it would not be uncommon in predominantly residential areas to be within earshot of conversations if residents are speaking in the private amenity areas of their properties.
- 10.15 The south facing window of Flat 1 is considered to be acceptable as it does not directly face any other properties.
- 10.16 At first floor level on the east facing elevation are two windows that are to serve the open plan kitchen, lounge and dining area of Flat 3. These windows are directly opposite the parking area and garages of 9 and 11 Robingoodfellows Lane. The recessed windows of 9 Robingoodfellows Lane are 12 metres away at the nearest point. As these first-floor windows are not located directly opposite there is not considered to be a material overlooking aspect toward 9 Robingoodfellows Lane. However, in its present format, the ground floor windows on the east are considered to generate a material overlooking impact to the habitable rooms on the frontage of 9 Robingoodfellows Lane, although it is considered that this would be no different to the present situation.
- 10.17 The north facing side elevation wall of the building will remain blank. However, a rooflight serving Bedroom 2 of Flat 3 is to be installed in the roof slope. The rooflight is 2.3 metres above floor level so is not considered to allow for an overlooking impact.
- 10.18 The south facing side elevation wall will retain a window to serve the lounge of Flat 1 and a new window will be provided to serve the lounge of Flat 2. The new fenestration faces a 1.8 metre high fence and the blank side elevation wall of 3 Robingoodfellows Lane and therefore, it is not considered to constitute an overlooking impact. The two proposed rooflights at first floor will be sited 2.3 metres above floor level, so are not considered to allow for an overlooking impact.
- 10.19 Three ground floor windows are sought on the ground floor of the west facing rear elevation. These windows are to serve two bedrooms and a kitchen at Flat 2. Concerns have been expressed about potential overlooking from these windows however they are at ground floor level and not at a height which would allow for overlooking over a 1.8 metre high boundary fence.
- 10.20 The steel staircase on the west facing rear elevation is to be removed. This staircase leads to a first floor door which is also to be removed. Additionally, on this elevation, there are two first floor windows that are bricked up internally.

These windows serve Bedroom 1 and Bedroom 2 of Flat 3 on the proposed plans. These windows are located 8.4 metres from the rear elevation of 25a Darthill Road, 9 metres from the rear elevation of 27 Darthill Road and 10.5 metres from the rear elevation of 23 Darthill Road.

- 10.21 Presently, should the applicant wish to remove the brick the windows could be brought into use without the need for a planning application. After seeing the objection comments, the agent submitted an amended plan to show that the two first floor west facing bedroom windows are to be frosted glass and fixed shut. This is a matter that could be secured by condition.
- 10.22 There is no private amenity space given to the future occupants. However, as this proposal is for flats not dwellinghouses, there is not a requirement under Policy LP16(h) to devote a minimum of a third of the plot curtilage to private amenity space.
- 10.23 Out of the three proposed flats one fails to meet the minimum floor space and built-in storage requirements of the NDSS Technical Housing Standards document. It therefore considered that the proposed flats provide a substandard level of accommodation to the detriment of the amenity of future occupants. These matters are contrary to Policies LP2 and LP16 of the Fenland Local Plan which seek to protect the amenity of residents and promote good design.

Highway Safety and Parking

- 10.24 Highway safety concerns have been expressed by members of the public regarding visibility for vehicles existing the site. However, the parking space is already present on site. The Highways Officer has no objections to the application; however they have requested a condition that no gates are erected in front of the access.
- 10.25 No information has been provided as to which flat the parking space is allocated to. Appendix A of the Fenland Local Plan states that one-bedroom flats should be allocated a minimum of 1.25 off road parking spaces, with flats with more than one bedroom allocated a minimum of 1.5 off road spaces. The proposal therefore does not accord with Appendix A. The text however does also state: *Where a site has good public transport links, such as in a central area of a market town, a reduction in car parking provision may be negotiated and, in special circumstances, nil parking provision may be appropriate.* No such negotiations regarding the shortfall in parking provision have been entered in to.
- 10.26 Concerns have been expressed regarding the lack of parking availability in the vicinity of the site. Further comments state that while there are parking places within walking distance of the site, they are often full. This site is in a town centre location and there is a large free parking area approximately 100 metres south of the site. Whilst there are concerns about parking provision and availability the occupants do have free off-street parking in the vicinity of the site should they have access to a private motor vehicle.
- 10.27 Given the above considerations, it is considered that highway safety and parking for the site have been satisfactorily addressed.

Flood Risk and Drainage

- 10.28 The site and surrounding area is entirely located in Flood Zone 1, with the northern extent of the site being located in a high surface water flood risk area. Surface water will continue to be addressed by a mains sewer. Foul water will also continue to be addressed by a mains sewer. Given that the site is to be extended and there is no loss of permeable land, there is not considered to be a requirement to address surface water on or in the vicinity of the site.
- 10.29 With regard to foul water concerns have been expressed with regard to drainage capacity. One member of the public has stated:
"I have also have serious concerns about where the foul drains will run. At the moment the one toilet they have at the buffs uses one four inch pipe that runs through my garden. We have had problems with blockages in the past with just the one toilet. The proposal shows three bathrooms and I don't think the shared drains will be up to the job."
- 10.30 Foul water drainage is considered to be a matter which could be addressed by condition.
- 10.31 Concerns have also been expressed with regard to water supply to existing residential properties on Robingoodfellows Lane. One member of the public states that their water supply is beneath 5 Robingoodfellows, with the pipe running from Darthill Road, underneath the application site to their property. They believe that their water supply will require rerouting. The objector has not provided a reason as to why their water supply will need rerouting. There are no proposals to undertake works that would impact water supply. Therefore, this concern is considered to carry limited planning weight.
- 10.32 It is considered that there is not a material flood risk for the proposed residential use and the Environment Agency has no objections to the submitted details.

Other Considerations

- 10.33 Another concern raised was disturbance during construction given the proximity of dwellings and the sole parking space on site. This is considered to be a temporary concern and carries minimal planning weight.
- 10.34 Two final concerns raised were that the bin storage location would cause smell and vermin problems, as well as concerns as to where the bins would be put out for collection. The bins will be no different from other residential bins in the vicinity and the existing bin collection arrangements will continue.
- 10.35 The applicant has provided details of the proposed bin storage location and these are considered to be acceptable.

Biodiversity Net Gain (BNG)

- 10.36 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.37 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition

does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the development is de-minimis for the purposes of BNG.

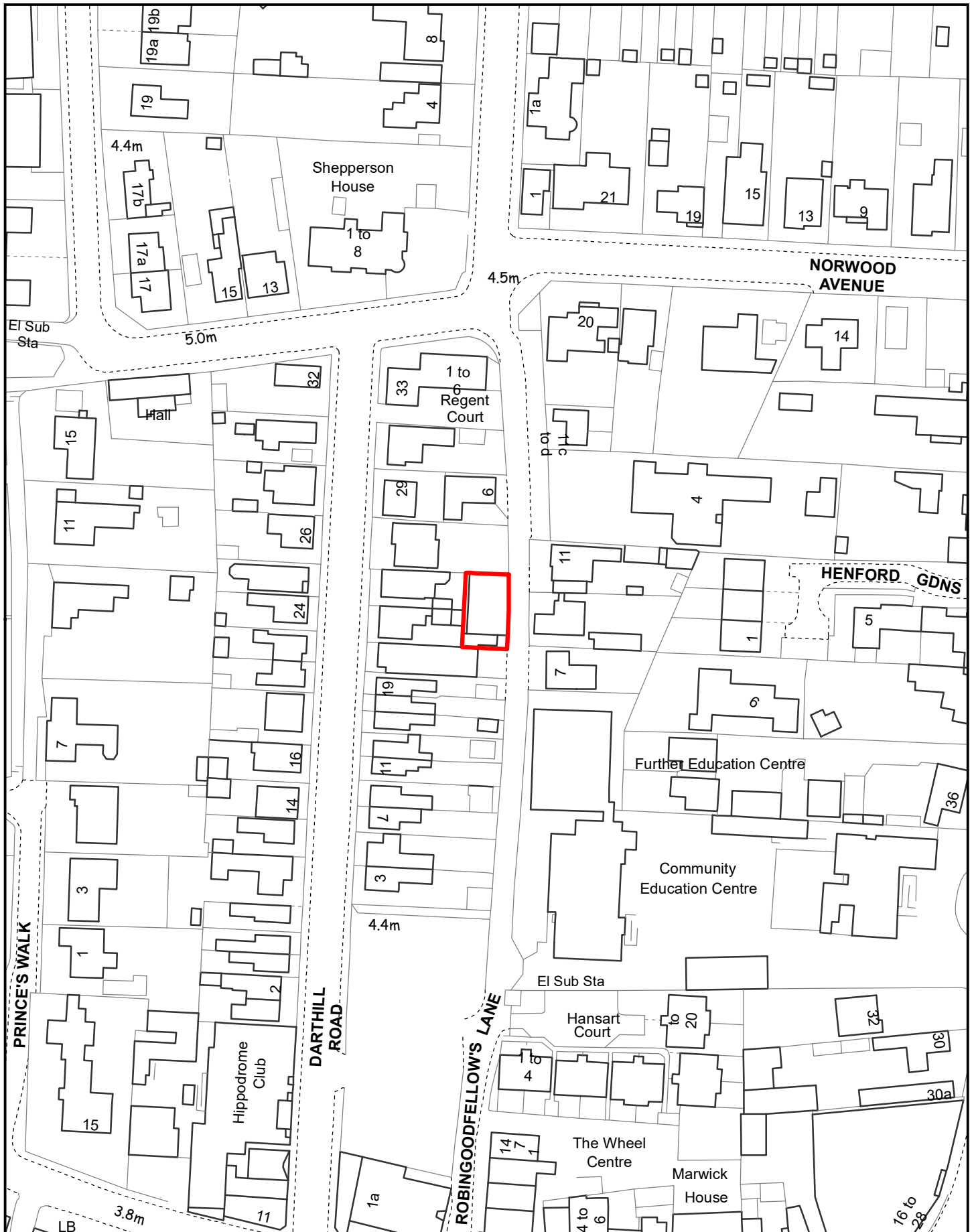
11 CONCLUSIONS

- 11.1 The principle of development may be supported following the conclusion of an extensive marketing exercise. However, until such an exercise has been undertaken, and submitted for assessment to the Local Planning Authority, an accurate determination cannot be made. This proposal is therefore contrary to Policy LP6 of the Fenland Local Plan, which requires a marketing exercise is undertaken to demonstrate that there is no material interest in the retention of this community facility.
- 11.2 Out of the three proposed flats, only one of the three meets the minimum floor space and built-in storage requirements of the Technical Housing Standards document. It therefore considered that the proposed flats provide a substandard level of accommodation to the detriment of the amenity of future occupants. These matters are contrary to Policies LP2 and LP16 of the Fenland Local Plan which seek to protect the amenity of residents and promote good design.

12 RECOMMENDATION

- 12.1 **Refuse**; for the following reasons:

| | |
|---|--|
| 1 | A marketing exercise has not been undertaken to ascertain whether there is interest in the retention of this community facility. This proposal is therefore contrary to Policy LP6 of the Fenland Local Plan (2014) and Policy H2(g) of the March Neighbourhood Plan, which require a marketing exercise is undertaken for a minimum of one year to demonstrate that there is no material interest in the retention of a community facility. |
| 2 | Flat 2 fails to meet the minimum floorspace requirements of the Nationally Described Space Standards. It is therefore considered that the proposal as a whole would provide a substandard level of accommodation to the detriment of the amenity of future occupants. This is contrary to Policies LP2 and LP16 of the Fenland Local Plan (2014) which seek to protect the amenity of residents and promote good design. |



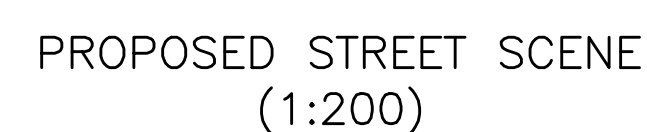
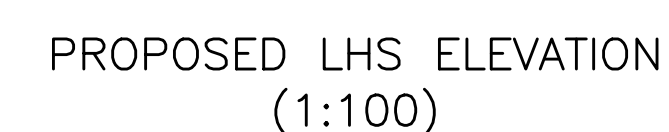
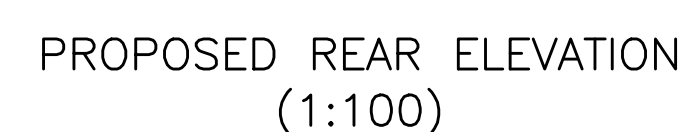
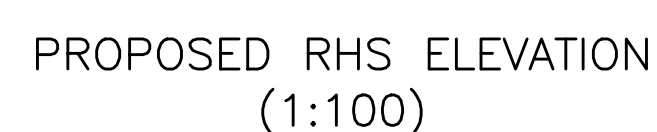
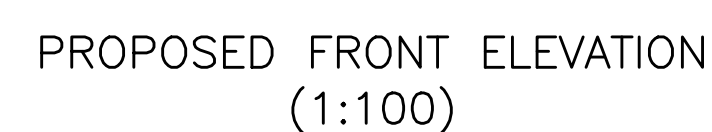
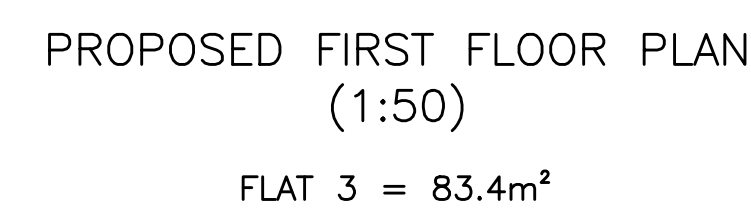
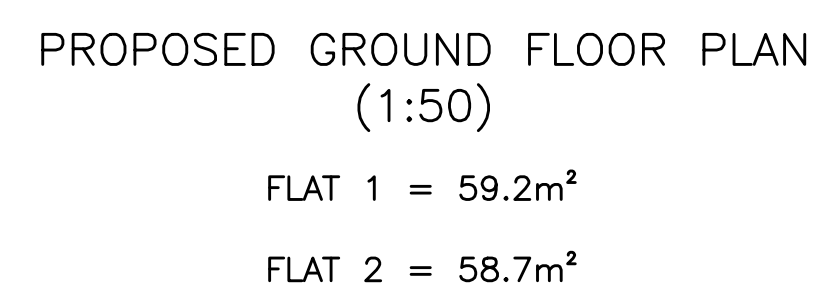
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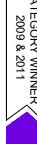
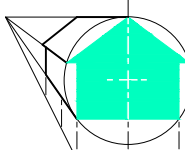
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Please read, if in doubt ask. Change nothing without consulting the Engineers.

Contractor to check all dimensions on site before work starts. Materials are ordered. If in doubt, ask. All dimensions are in mm unless stated otherwise.

Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the works and suitable for the purpose stated in or reasonably inferred from the drawings and specification. All work to be in accordance with good building practice and BS 8000 to the extent that the recommendations of BS 8000 are of assistance.
Materials products and workmanship to comply with all British Standards and EOTA standards with, where appropriate, BS or EC marks.

All products and materials to be handled, stored, prepared and used as or fixed in accordance with the manufacturers current recommendations.

The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and to obtain completion certificate and forward to the Engineer.

| | | | |
|--|--------------------------------------|------------------------------|---|
| | | | |
| B A | DRAWING UPDATED PLANNERS COMMENTS | | MAR 2025 JAN 2025 |
| | REVISIONS | | DATE |
| <div>MORTON & HALL CONSULTING LIMITED CONSULTING STRUCTURAL ENGINEERS</div> <div>1 Gordon Avenue, March, Cambridgeshire, PE15 8AJ</div> <div>Tel: 01354 655454 E-mail: info@mortonandhall.co.uk Website: www.mortonandhall.co.uk</div> <div> Fenland District Council</div> <div> Building Design Awards Building Excellence in Fenland</div> <div> WINNER 2005/06</div> | | |  |
| CLIENT Mr Sidney Imafidon | | | |
| PROJECT The Buffs, 5 Robingoodfellows Lane, March, PE15 8HL | | | |
| TITLE Proposed Plans & Elevations SCHEME 2 | | | |
| DRAWN R.Papworth | | DATE OF ISSUE | |
| CHECKED | | | |
| DATE Nov 2024 | | | |
| SCALE As Shown | | | |
| | | DRAWING NUMBER H10058/03b | |

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F/YR25/0156/F

Applicant: Mr G Sharman

**Agent : Mr G Boreham
Morton & Hall Consulting Ltd**

Sharman Fabrications, Gaul Farm, Gaul Road, March Cambridgeshire PE15 0YY

Erect 1 x self-build/custom build dwelling and erect 1 x storage shed involving demolition of existing shed and stable (B2)

Officer recommendation: Refuse

Reason for Committee: Number of representations contrary to Officer recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 23 April 2025

EOT in Place: Yes

EOT Expiry: 4 June 2025

Application Fee: £2312

Risk Statement:

This application must be determined by 4th June 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

- 1.1 This application seeks to erect a self-build/custom build dwelling and a storage shed, involving the demolition of an existing shed and stable.
- 1.2 The application states that the dwelling is to be in association with the existing fabrication business on site, however limited justification has been provided as to the functional need for the dwelling on site. In addition to this, the existing business use on site does not fall within the development criteria listed under Policy LP3 of the Fenland Local Plan 2014.
- 1.3 Accordingly, the submission largely fails to address the requirements of Policy LP12 – Part D in terms of a functional need for a dwelling on site as it is not considered that the increased security from the applicant residing adjacent to the site is a material factor sufficient to overcome the policy requirement to direct development away from such sites.
- 1.4 A further permanent dwelling in this predominantly rural location is considered unjustified in this case and would significantly detract from, and undermine, the rural character of this part of the district.
- 1.5 The application is not accompanied by a sequential test exploring the availability of alternative sites in location of lower flood risk.

1.6 The application is therefore recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application site is situated to the southwest of the junction of the A141 Isle of Ely Way and Gaul Road, to the west of March.
- 2.2 The site features a corrugated metal workshop building, stables, paddock land and a gravelled parking/turning area. There is an existing gated access off Gaul Road leading to the parking/turning area.
- 2.3 The application site is situated within Flood Zone 3 (high risk).

3 PROPOSAL

- 3.1 This application seeks to erect 1 x self-build/custom build dwelling and erect 1 x storage shed involving the demolition of the existing shed and stable. The proposed dwelling would be a detached 2-storey, 4-bed dwelling, with attached single-storey garage. The dwelling would have a greatest depth of 10.8 metres approx and a greatest width of 21.2 metres approx (including the garage). The dwelling would feature dual-pitched roofs with an eaves height of 5.2 metres and a ridge height of 7.9 metres approx. the dwelling would be finished in a buff brick, with red brick plinth and detailing and red roof tiles.
- 3.2 The dwelling would be situated to the north-east of the site, with parking and turning space situated to the front of the dwelling. Private amenity space would be to the side and rear of the dwelling itself.
- 3.3 The proposed storage shed would be situated to behind the existing workshop and would have a floor area of 15 x 10 metres. The storage shed would feature a dual-pitched roof and would have a ridge height of 5.1 metres approx. The storage shed would be finished in a green sheet cladding.
- 3.4 Full plans and associated documents for this application can be found at:

<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

| Reference | Description | Decision |
|---------------|--|-----------------------|
| F/YR21/0657/F | Formation of a ménage | Granted 11/08/2021 |
| F/YR06/1289/O | Erection of a workplace home | Refused 22/12/2006 |
| F/YR06/1002/O | Erection of a workplace home | Refused 17/10/2006 |
| F/YR04/3057/F | Change of Use of existing building to workshop for the manufacture of playground equipment | Granted 07/04/2004 |

5 CONSULTATIONS

5.1 March Town Council

Recommendation; Approval

5.2 FDC Environmental Health

I confirm receipt of the above application details and have considered the implications of the proposed development in terms of:

Noise

Air pollution

Contaminated land

Artificial light

I conclude that the Environmental Health Team do not object to the principle of this application but would like to raise the following observations.

Noise / Light from the Fabrication business

I note that the residential property is linked to the fabrication business, therefore I would not propose that noise or light will be a matter to consider. However, should the residential property be sold or occupied separately to the business, the business will not be able to operate without exceeding noise levels that will be likely to cause a nuisance to the residential property.

Land affected by contamination

Historic land use likely to results in the potential for contamination to be left in the soils have ben identified. Site photos also identify made ground and deposits of construction and demolition waste. Therefore, I recommend that the standard contaminated land conditions are applied to this application.

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary..

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses, the proposed site usage, and include a conceptual model. The site investigation strategy will be based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice

(e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site. Reason: To control pollution of land or water in the interests of the environment and public safety.

5.3 FDC Ecology

I have no objections to the above planning application on Ecology grounds.

The proposed new hedge at the southern boundary of the site represents a suitable biodiversity enhancement for the scheme.

5.4 CCC Highways

Recommendation

On the basis of the information submitted, from the perspective of the Local Highway Authority, I consider the proposed development to be acceptable.

Comments

The existing access is suitable for the proposed development outlined. Therefore, this proposal is acceptable to the Local Highway Authority.

5.5 Environment Agency

We have no objection to the proposed development on flood risk grounds but wish to make the following comments:

We consider that the main source of flood risk at this site is associated with watercourses under the jurisdiction of the Internal Drainage Board (IDB). As such, the IDB should be consulted with regard to flood risk associated with watercourses under their jurisdiction and surface water drainage proposals.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

NPPF Flood Risk Sequential Test

In accordance with the National Planning Policy Framework (paragraph 162), development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of

flooding. It is for the Local Planning Authority to determine if the sequential test needs to be applied and whether there are other sites available at lower flood risk. Our flood risk standing advice reminds you of this and provides advice on how to apply the test.

5.6 Local Residents/Interested Parties

Eight letters of support were received regarding this application from addresses within March (Whittlesey Road x2, Burrowmoor Road x2, Corner Lodge Industrial Estate, Brewin Avenue, Millfield Close and Brewin Avenue), several of these appear to be business addresses. The reasons for support are summarised as follows:

- Allow business to grow
- Economic growth
- Asset to the community
- Security for business
- House would not impact anyone

6 STATUTORY DUTY

- 6.1 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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the March Neighbourhood Plan (2017).

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 9 – Promoting sustainable transport

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 16 - Conserving and enhancing the historic environment

7.2 National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3 National Design Guide 2021

Context

Identity

Built Form

Uses

Homes and Buildings

7.4 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

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

LP19 – The Natural Environment

7.5 March Neighbourhood Plan 2017

H2 – Windfall Development

7.6 Cambridgeshire Flood and Water SPD 2016

7.7 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan.

Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy

LP2: Spatial Strategy for the Location of Residential Development

LP5: Health and Wellbeing

LP7: Design

LP8: Amenity Provision

LP18: Development in the Countryside

LP20: Accessibility and Transport

LP22: Parking Provision

LP24: Natural Environment

LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Self-build**
- **Character and Appearance**
- **Residential Amenity**
- **Access and Parking**
- **Flood Risk**
- **Ecology and Trees**
- **Biodiversity Net Gain (BNG)**

9 ASSESSMENT

Principle of Development

- 9.1 The application site is situated to the southwest of the junction of the A141 Isle of Ely Way and Gaul Road, to the west of the built-up settlement of March. This is an 'elsewhere' location when applying the criteria outlined in Policy LP12; given that it is clearly outside the built-up settlement of March. There is one additional dwelling on this section of Gaul Road, and therefore whilst the site is not necessarily 'physically' isolated, the lack of nearby services and facilities would render the location 'functionally' isolated.
- 9.2 As identified under Policy LP3, development in such areas should be restricted to that which is essential for agriculture, horticulture, forestry, outdoor recreation,

transport or utility services and to minerals or waste development. The current use of the site is a B2 use for the manufacturing of playground equipment and therefore clearly does not accord with these prescribed uses. In addition to compliance with Policy LP3, Policy LP12 Part D requires the application to demonstrate the following:

- (a) The existing functional need for the dwelling
- (b) The number of part time and full-time worker(s) to live in the dwelling
- (c) The length of time the activity has been established
- (d) The financial viability of the enterprise
- (e) The availability of other suitable accommodation on site or in the area
- (f) How the proposed size of the dwelling relates to the viability of the enterprise

Justification of need

- 9.3 The justification provided for the functional need for the dwelling is limited. The submitted design & access statement highlights that the business use has been on site for an excess of twenty years with two full time workers on site, noting that this may expand. The statement also notes that there is no alternative accommodation within the area as the site is already established for the business. An economy statement has also been submitted with the application which contradicts the design and access statement, as this clearly sets out there no additional jobs would be created as part of this proposal. This statement also highlights that the proposal would not have a distinct community benefit and that the dwelling on site would safeguard the existing business.
- 9.4 No business plan has been submitted as part of the application and thus no detail has been provided to satisfy parts (d), or (f) of the Policy. It is therefore unclear why the applicant considers it is essential for a full-time worker to occupy the dwelling. Nor has any business case been provided to be able to confirm that the business is viable to support this.
- 9.5 The application has failed to justify why an additional dwelling would be required to support the business needs. Accordingly, the submission largely fails to address the requirements of Policy LP12 – Part D in terms of a functional need for a dwelling on site as it is not considered that an additional dwelling would be necessary and it is not considered that convenience from the applicant residing adjacent to the site is a material factor sufficient to overcome the policy requirement to direct development away from such sites.
- 9.6 In addition to the above, Paragraph 84(a) of the NPPF states that the development of isolated homes in the countryside should be avoided unless there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.
- 9.7 The application submitted has failed to demonstrate that there is an essential need for a rural worker to live permanently on site and thus the application is also considered to be contrary to Paragraph 84 of the NPPF.

Self – build

- 9.8 Policy LP5, Part C seeks to provide, in appropriate circumstances, housing solutions that meet market expectations including self build homes, which is supported by para 62 of the NPPF. Under Section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those

seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Weight would therefore be given to this, the amount dependant on identified demand.

- 9.9 The proposal is for self/custom build dwellings, however the Council can currently demonstrate that the number of permissions given for self/custom builds exceeds identified demand. The register currently demonstrates that 3 permissions are required, with 58 permissions granted to date. As such very limited weight can be afforded to this.

Character and Appearance

- 9.10 This application proposes to erect one self-build/custom build dwelling and a storage shed, involving the demolition of an existing shed and stable.
- 9.11 The character of development along this area of Gaul Road is predominantly agricultural, with the presence of one singular dwelling. The character of development could therefore be classed as sporadic and loose knit, due to the large and spacious fields forming gaps between the existing development.
- 9.12 Policy H2 of the March Neighbourhood Plan 2017 states that development should be of a high standard of design. Policy LP16 of the Fenland Local Plan requires development to 'make a positive contribution to the local distinctiveness and character of the area, enhancing its local setting, responding to and improving the character of the local built environment, providing resilience to climate change, reinforcing local identity and not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area'.
- 9.13 The design and appearance of the proposed dwelling is not considered to be objectionable in its own right, the proposal however by its very nature and location, would detract from the relationship between the site and its rural and undeveloped surroundings. The proposed development would undermine this relationship by the consolidation of existing sporadic and loose-knit built form notable in this area and would therefore be contrary to Policy LP16 of the adopted Fenland Local Plan.
- 9.14 The proposed storage shed would be situated to the rear of the existing workshop and whilst this would be visible from the surrounding public realm (given the open nature of the surrounding area), it is not considered to be out of character in this location.

Residential Amenity

- 9.15 There are no immediate neighbours surrounding the application site and therefore the scheme will not adversely impact upon residential amenity and as such there are no issues to address with regard to Policy H2(a) of the March Neighbourhood Plan 2017 and Policy LP2 and LP16 of the Fenland Local Plan 2014.

Access and Parking

- 9.16 The proposed development would utilise the existing access into the site and extending the gravel/hardcore to create a driveway to the proposed dwelling.

Upon consultation with CCC Highways, no objections have been raised to the utilisation of this access to serve the proposed development.

- 9.17 Appendix A of the Fenland Local Plan states that dwellings with four or more bedrooms should provide three onsite parking spaces. One parking space is detailed to the front of the dwelling, and two within the garage. It is therefore considered that sufficient parking space could be achieved on site. As such, there are no issues to address with regard to Policy LP15.

Flood Risk

- 9.18 The application site is located within Flood Zone 3. Policy LP14 of the Fenland Local Plan requires new development to be the subject of a sequential test, which aims to direct new development to the areas at the lowest risk of flooding.
- 9.19 The application is accompanied by a Flood Risk Assessment which states '*the proposed dwelling will be tied to the business that is based at the site and therefore can be considered to pass the Sequential Test. Justification for the need for a dwelling is provided within a separate document*'.
- 9.20 The matter of need for the dwelling to be located on site is addressed above. It is concluded that there is no site specific need for the dwelling on site and therefore the sequential test needs to be applied.
- 9.21 It is considered that applying the sequential test across the whole of the District, as is the Council's adopted approach for a site outside the settlement, would result in identifying sites at lower risk, capable of accommodating a single dwelling. Therefore, the proposal is deemed to have failed the sequential test.
- 9.22 On matters of flood risk, therefore, the application site would not accord with the planning requirements at set out under the NPPF, Policy H2(c) of the March Neighbourhood Plan 2017, Policy LP14 of the Fenland Local Plan 2014 and the Cambridgeshire Flood and Water SPD 2016.

Ecology and Trees

- 9.23 The application is accompanied by a tree statement confirming that no trees will be removed on the site. A Preliminary Ecological Appraisal has also been submitted which confirms that precautionary working methods should be put in place to prevent disturbance to wildlife. Recommended enhancements have also been suggested. The FDC Ecologist has raised no objections to the scheme and therefore there are no issues to address with regards to Policy LP19.

Biodiversity Net Gain (BNG)

- 9.24 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.25 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions /

transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because the nature of the development being self / custom build is exempt from statutory net gain.

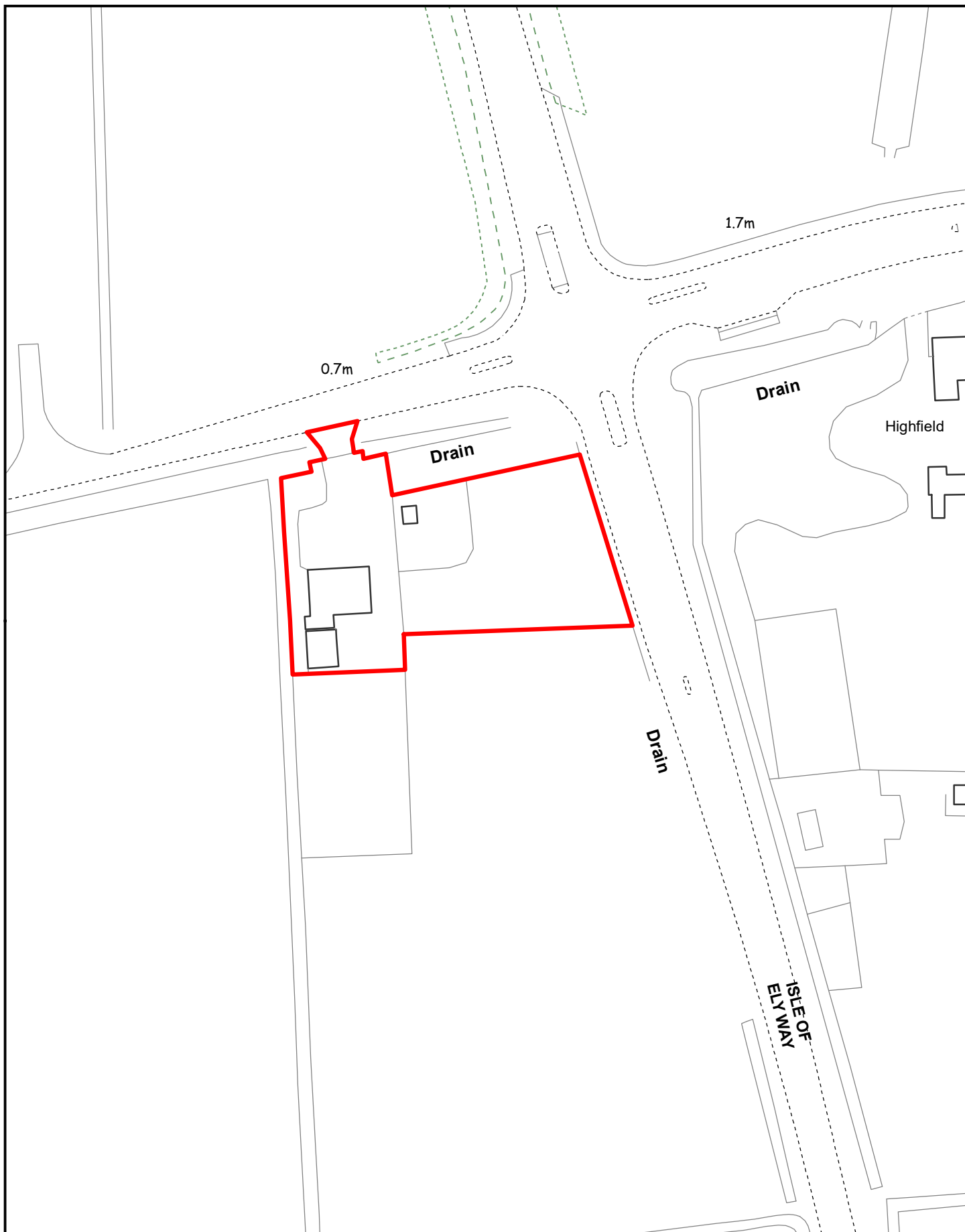
10 CONCLUSIONS

- 10.1 The site lies within an 'elsewhere' location as such, the erection of a dwelling is contrary to the settlement policies outlined in Policy LP3 of the Fenland Local Plan 2014. Furthermore, the scheme fails to evidence the 'need' for the property in this location as required by Policy LP12 – Part D and would detrimentally impact on the character of the area. Given that the scheme fails to demonstrate that the development is justified in terms of a functional need and the visual harm that ensues, development plan policies indicate that the application should be refused and there are no material considerations to indicate a departure from the development plan is warranted in this instance.
- 10.2 The Sequential Test accompanying the application does not consider sites across the whole of the District and therefore the Sequential Test is lacking proper application and is accordingly failed. As a result, the proposal would fail to accord with the provisions of the NPPF, Policy H2(c) of the March Neighbourhood Plan 2017, Policy LP14 of the Fenland Local Plan 2014 and the Cambridgeshire Flood and Water SPD 2016.

11 RECOMMENDATION

- 11.1 **Refuse;** for the following reasons:

| | |
|---|---|
| 1 | <p>Policy LP3 of the Fenland Local Plan 2014 and National Planning Policy Framework (NPPF) steer new development to sustainable areas that offer the best access to services and facilities. The exception to this approach is where it can be demonstrated that such development is essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services, or that there is a justifiable reason for locating development in otherwise unsustainable locations.</p> <p>The proposed dwelling would be located in the open countryside and whilst it is asserted that it is essential for business reasons, the justification given does not meet the requirements of LP12(D) in terms of evidencing a clear functional need or that no other suitable accommodation is available. Whilst the NPPF seeks to support a prosperous rural economy this does not override the need to ensure that development is located in the most accessible and sustainable locations. The proposed development is located outside any settlement limits and the justification given is not sufficient to warrant the development being considered as an exception. The proposal is therefore contrary to Local Plan Policies LP3 and LP12 of the Fenland Local Plan (adopted May 2014).</p> |
| 2 | <p>Policy LP14 of the Fenland Local Plan, and paragraphs 155-165 of the National Planning Policy Framework 2021, set out the approach to developing land in relation to flood risk, with both documents seeking to steer new development in the first instance towards available land at a lower risk of flooding. This is achieved by means of requiring development proposals to undertake a sequential test to determine if there is land available for development at a lower risk of flooding than the application site, and only resorting to development in higher flood risk areas if it can be demonstrated that there are no reasonably available sites at a lower risk of flooding.</p> <p>Fenland District Council's adopted approach to sequential testing is that where a site is located in the countryside, the area of search for application of the sequential test is the whole District. The Sequential Test accompanying the application (contained within the submitted Flood Risk Assessment) does not consider sites across the whole of the District and therefore the Sequential Test is lacking proper application and is accordingly failed. As a result, the proposal would fail to accord with the provisions of the NPPF, Policy H2(c) of the March Neighbourhood Plan 2017, Policy LP14 of the Fenland Local Plan 2014 and the Cambridgeshire Flood and Water SPD 2016.</p> |
| 3 | <p>Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver and protect high quality environments throughout the district. Proposals are required to demonstrate that they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area.</p> <p>The proposal is for the construction of a new dwelling within an area characterised by sporadic development with a close relationship to the wider open countryside. The development would result in the consolidation of existing sporadic built form and an urbanisation of the area, detracting from the open and sporadic character of this rural location. The result would be a development that results in harm to the existing distinctiveness and open character of the area which would be contrary to policy LP16 of the Fenland Local Plan (2014).</p> |



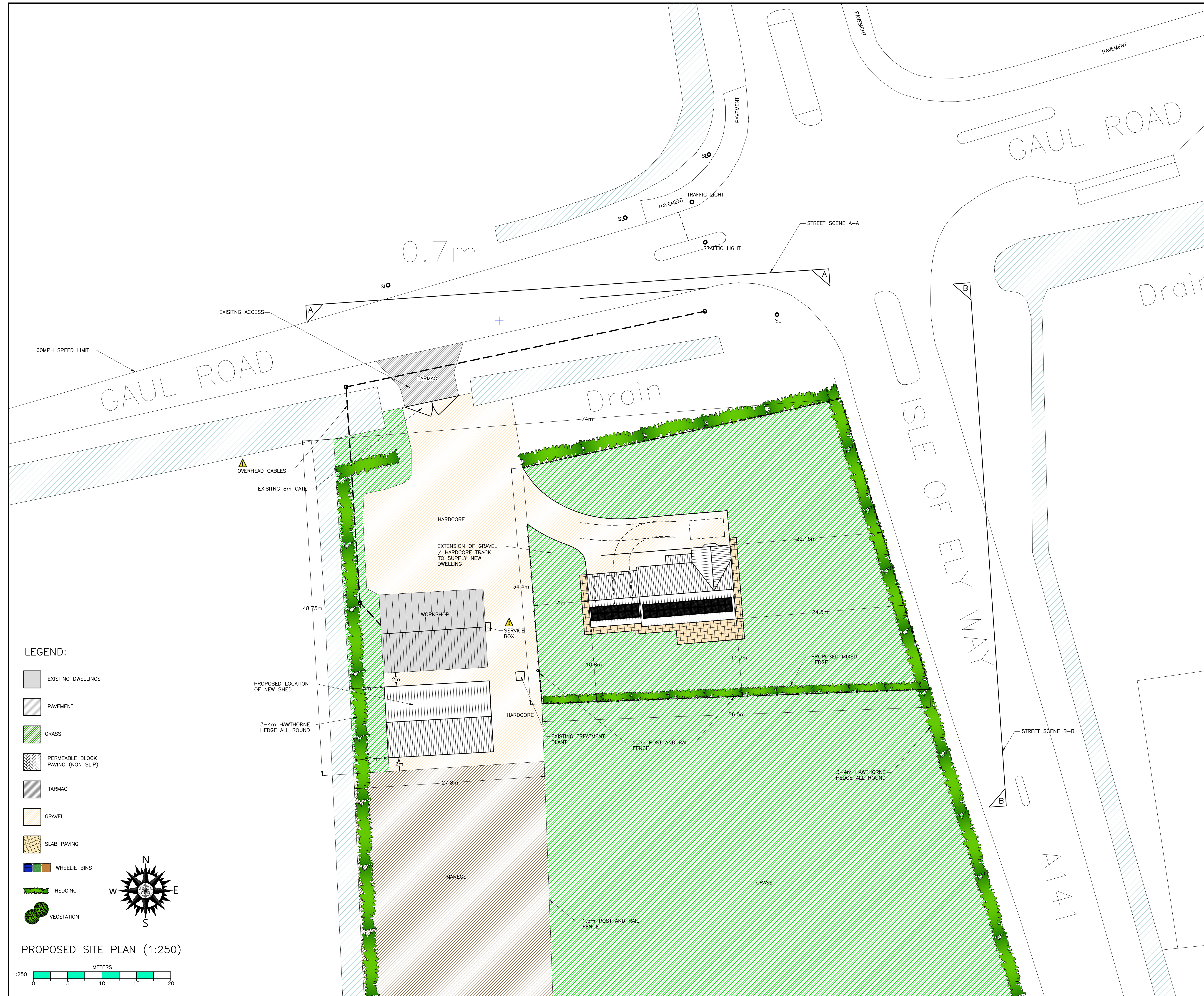
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All finishes, insulation and damp-proofing to architect's details



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LABC BUILDING EXCELLENCE AWARDS

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Building Excellence in Fenland

Building

Design Awards

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Mr Sharman

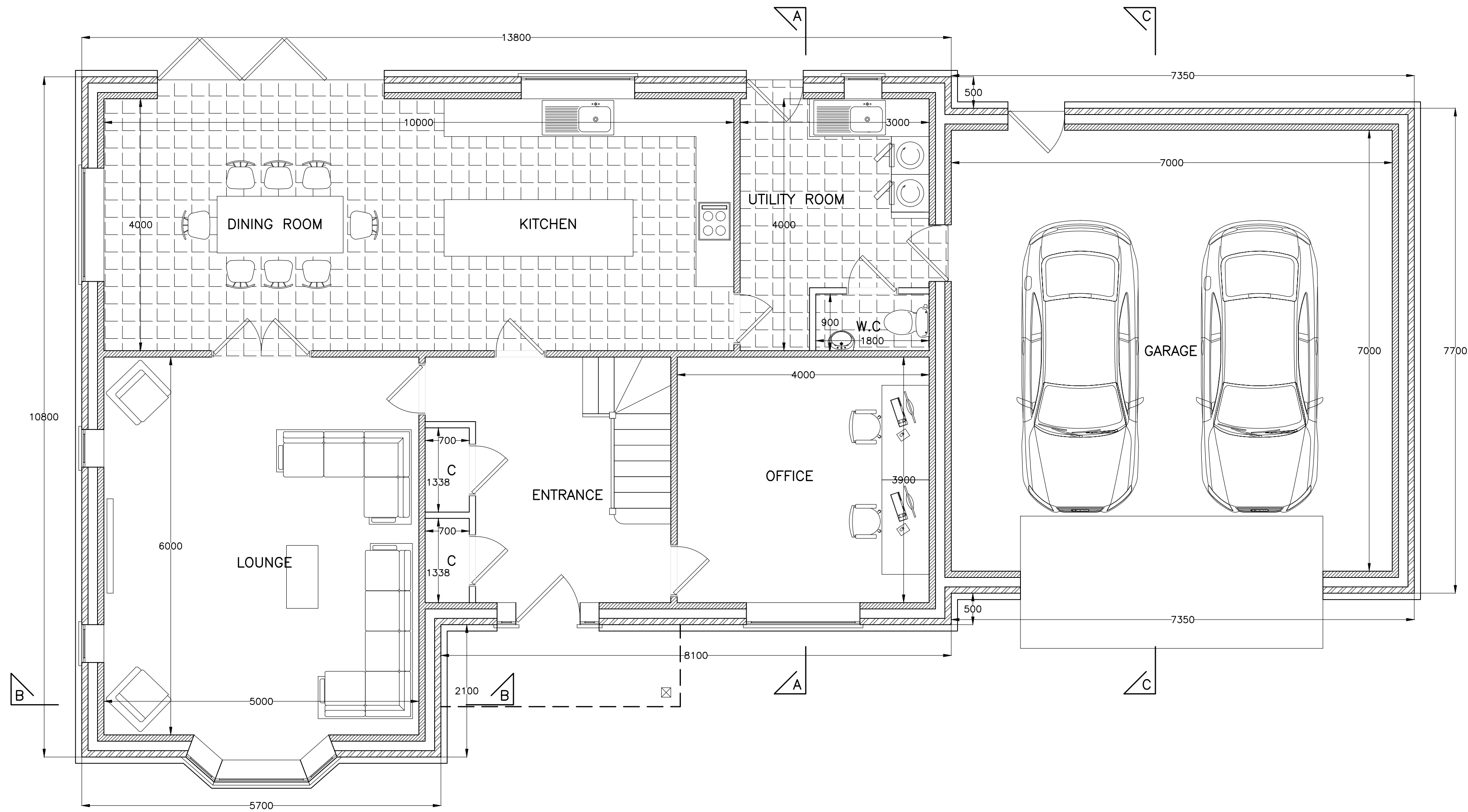
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Sharman Fabrications
Gaul Road, March
Cambridgehire
PE15 0YY

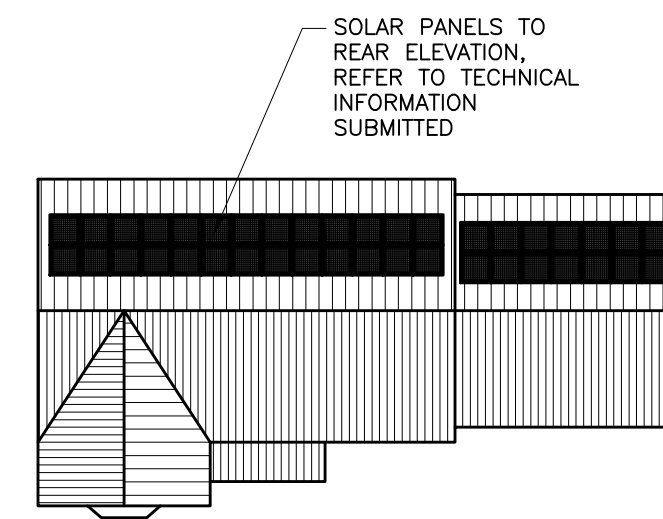
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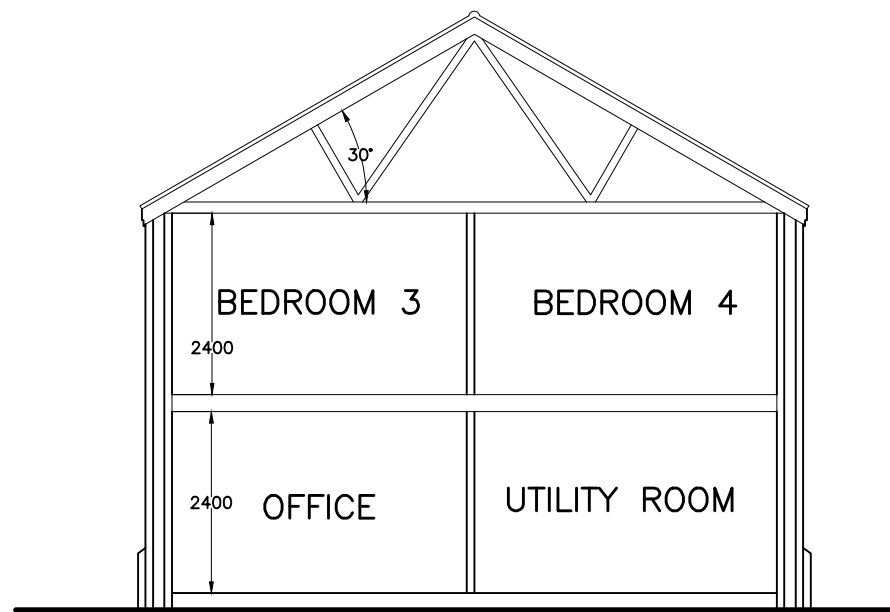
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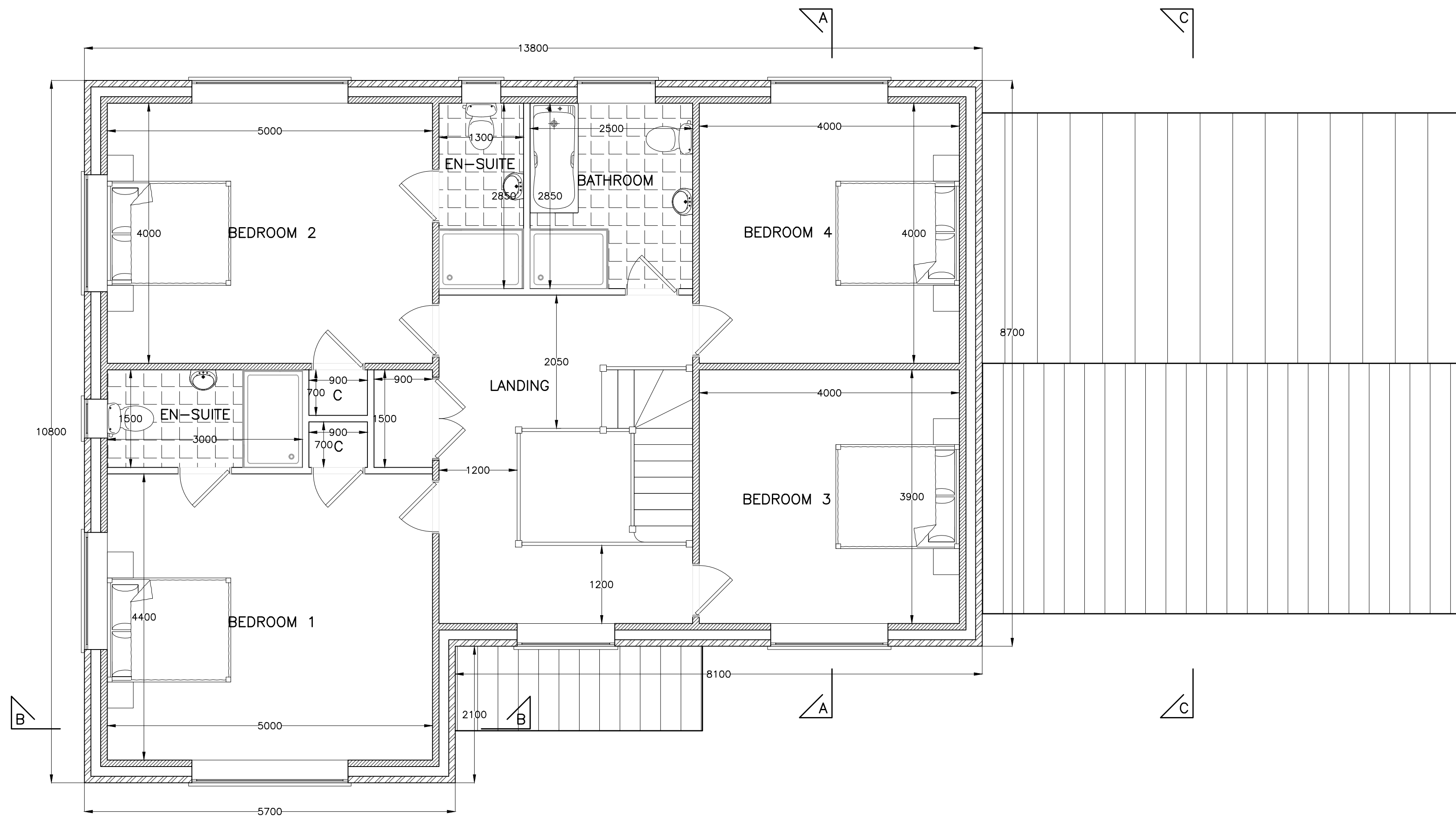
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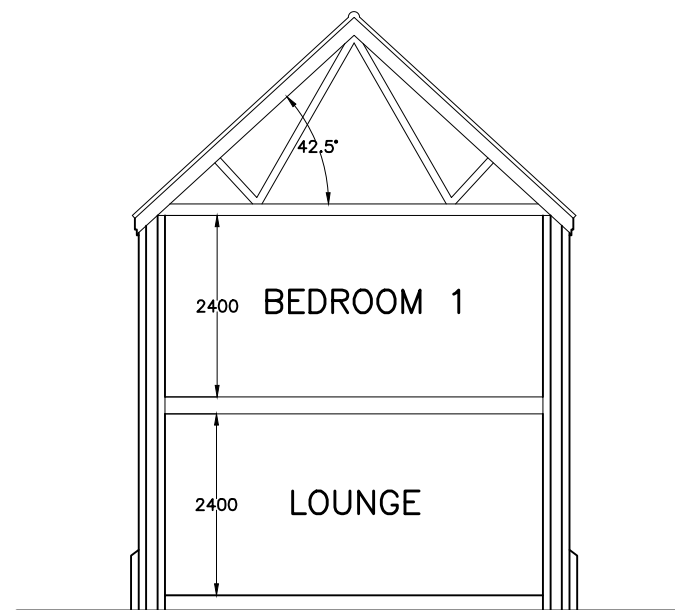
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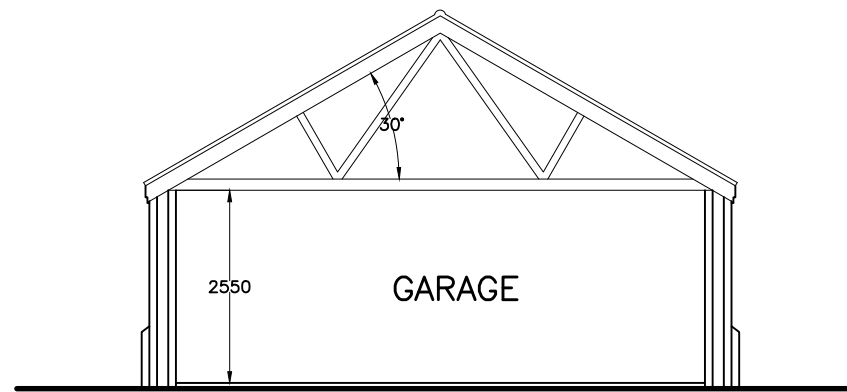
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PROPOSED FIRST FLOOR PLAN
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PROPOSED SECTION B-B
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PROPOSED SECTION C-C
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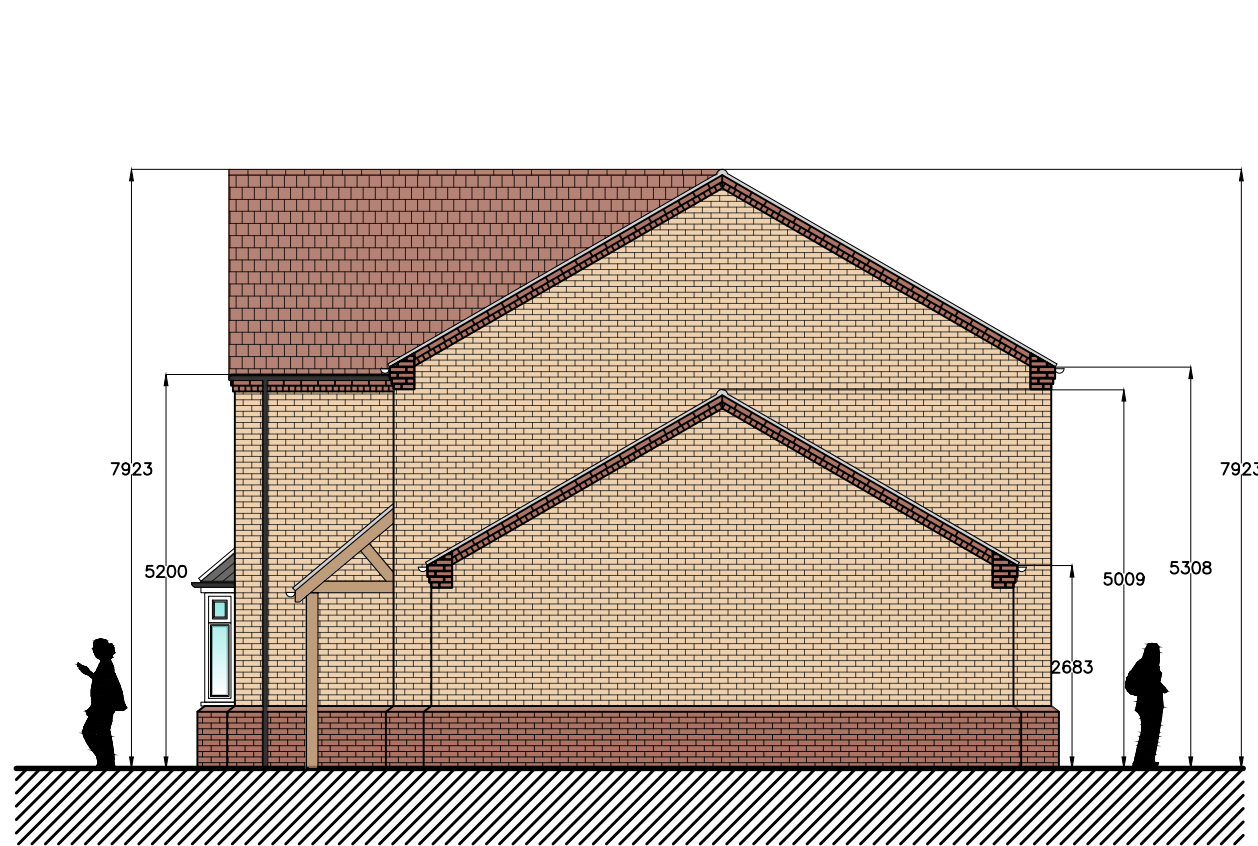
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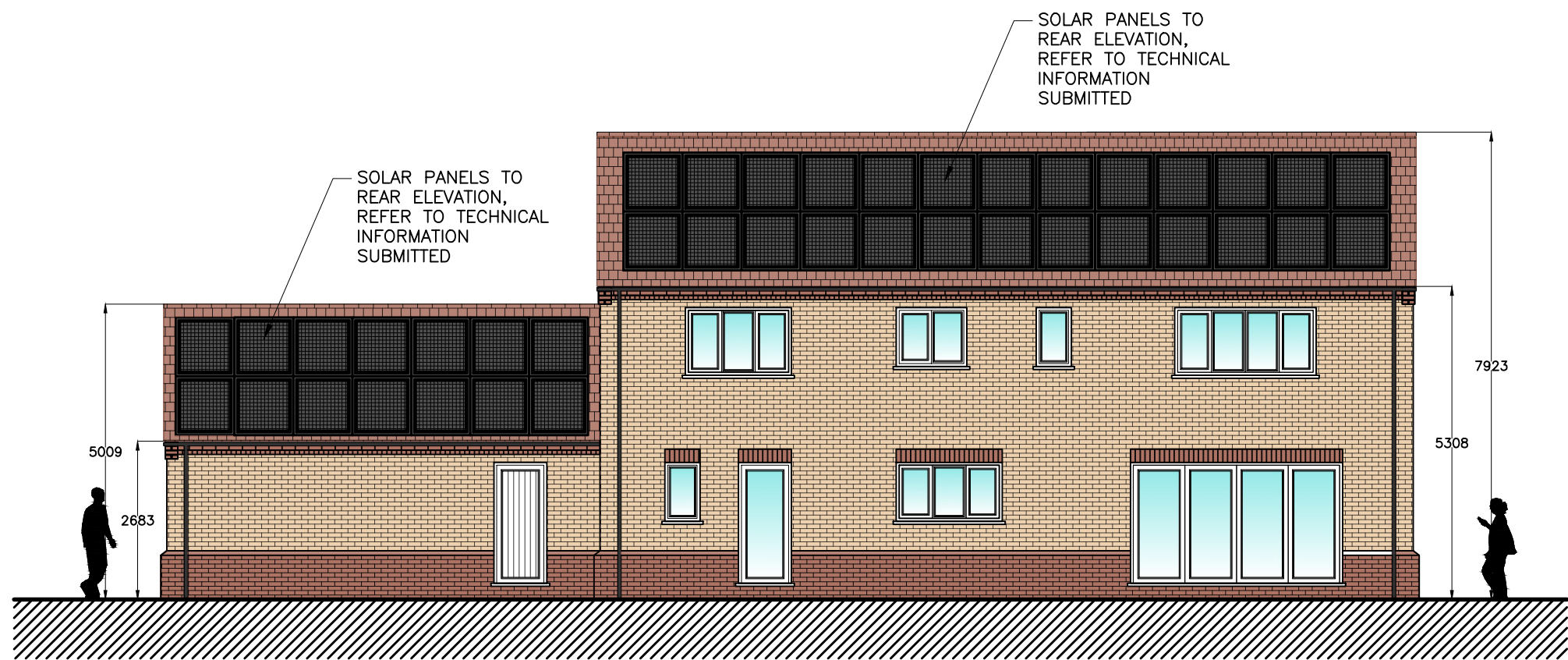
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| CLIENT | |
| Mr Sharman | |
| PROJECT | |
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| Proposed Floor Plans & Sections | |
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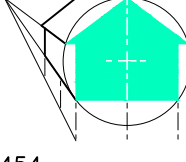


PROPOSED REAR ELEVATION
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| Mr Sharman | | | |
| PROJECT | | | |
| Sharman Fabrications Gaul Road, March Cambridgeshire PE15 0YY | | | |
| TITLE | | | |
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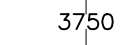
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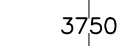
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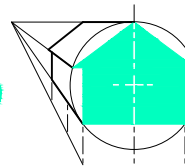

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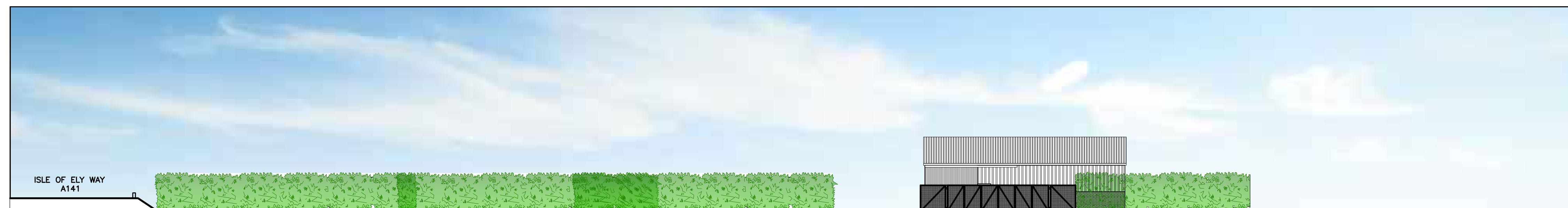
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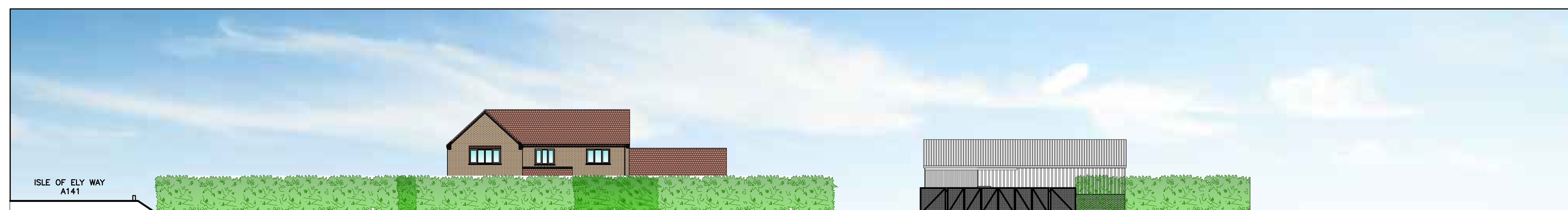
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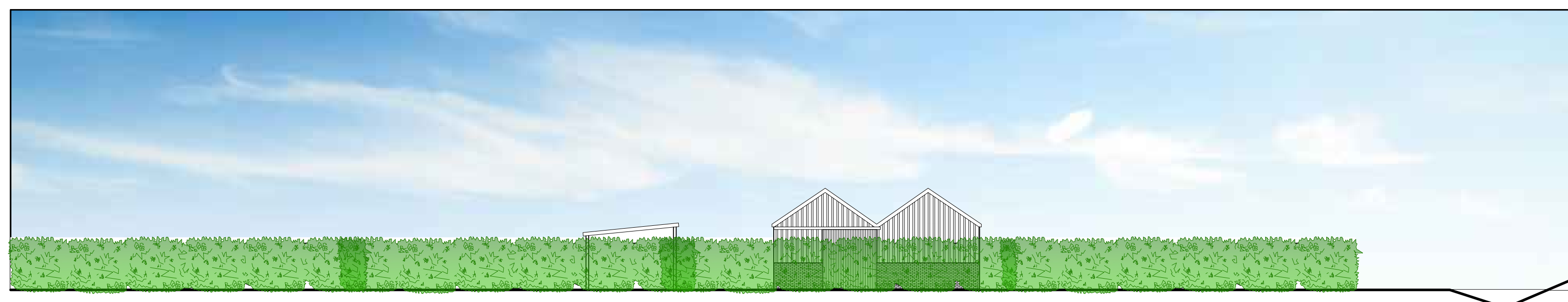
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| CLIENT | | |
| Mr Sharman | | |
| PROJECT | | |
| Sharman Fabrications Gaul Road, March Cambridgeshire PE15 0YY | | |
| TITLE | | |
| Proposed Shed Plans & Elevations | | |
| DRAWN G.Boreham | DATE OF ISSUE | |
| CHECKED | | |
| DATE Dec 2024 | DRAWING NUMBER | |
| SCALE As Shown | H10015/04 _B | |



EXISTING STREET SCENE A-A
(1:200)



PROPOSED STREET SCENE A-A
(1:200)



EXISTING STREET SCENE B-B
(1:200)



PROPOSED STREET SCENE B-B
(1:200)

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Please read, if in doubt ask. Change nothing without consulting the Engineer.


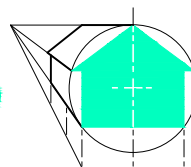



Contractor to check all dimensions on site before work starts or materials are mmm. If in doubt ask. All dimensions are in mm unless stated otherwise.

Where materials, products and workmanship are not fully specified they are to be of the standard appropriate to the materials and suitable for the purpose stated in or referenced to in the drawings and specifications. All work to be carried out in accordance with good building practice and BS 8000 to the extent that the recommendations define the quality of the finished work. Materials products and workmanship to comply with all British Standards and European Standards with, where appropriate, BS or EC marks.

All products and materials to be handled, stored, prepared and used or fixed in accordance with the manufacturers current recommendations.

The contractor is to arrange inspections of the works by the BCO (or NHBC) as required by the Building Regulations and is to obtain completion certificate and forward to the Engineer

All finishes, insulation and damp-proofing to architect's details

| | | | |
|---|--|---|--|
| | | | |
| REVISIONS | | DATE | |
|  <p>MORTON & HALL CONSULTING LIMITED CONSULTING STRUCTURAL ENGINEERS</p> <p>1 Gordon Avenue, March, Cambridgeshire. PE15 8AJ</p> | |  <p>Tel: 01354 655454 Fax: 01354 660467 E-mail: info@mortonandhall.co.uk Website: www.mortonconsultingenigneers.co.uk</p> | |
|  <p>LABC</p> <p>THE BUILDING EXCELLENCE AWARDS</p> <p>winner</p> | |  <p>Fenland District Council</p> <p> Building Design Awards</p> <p>Building Excellence in Fenland</p> | |
| CLIENT | | | |
| Mr Sharman | | | |
| PROJECT | | | |
| Sharman Fabrications Gaul Road, March Cambridgeshire PE15 0YY | | | |
| TITLE | | | |
| Existing and Proposed Street Scenes | | | |
| DRAWN G.Boreham | | DATE OF ISSUE | |
| CHECKED | | | |
| DATE Jan 2025 | | DRAWING NUMBER H10015/06 | |
| SCALE As Shown | | | |

F/YR25/0260/F

**Applicant: Mr and Mrs D and S Worsley Agent : Mr Lee Bevens
L Bevens Associates Ltd**

7 West Park Street, Chatteris, Cambridgeshire, PE16 6AL

Erect a single-storey rear extension involving demolition of existing conservatory

Officer recommendation: Refuse

Reason for Committee: Number of representations received contrary to Officer recommendation

F/YR25/0261/LB

**Applicant: Mr and Mrs D and S Worsley Agent : Mr Lee Bevens
L Bevens Associates Ltd**

7 West Park Street, Chatteris, Cambridgeshire, PE16 6AL

External and internal works to a Listed Building: Single storey rear extension involving demolition of existing conservatory, installation of new gates and air source heat pump to side of dwelling and replacement of existing sash windows with new timber sash windows

Officer recommendation: Refuse

Reason for Committee: Number of representations received contrary to Officer recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 28 May 2025

EOT in Place: No

EOT Expiry:

Application Fee: £258

Risk Statement:

This application must be determined by 28th May 2025 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

| |
|---|
| <p>1.1 These applications are for planning permission and listed building consent for the erection of a single-storey rear extension including the demolition of the existing conservatory, installation of new gates and air source heat pump to the side of the</p> |
|---|

dwelling. The application also includes the replacement of existing sash windows with new timber sash windows.

- 1.2 These applications are a re-submission of previously refused applications, with amendments including reducing the opening in the kitchen and the retention of the existing rear door from the hallway.
- 1.3 The current submission is still considered to result in a significant loss of historic fabric and is considered to result in less than substantial harm (medium on the spectrum). Whilst it is noted that the extension proposed would modernise the property and allow for more natural daylight into the kitchen area, this is not considered to be a significant public benefit that would result in the loss of historic fabric being considered acceptable.
- 1.4 The submission is therefore considered to be contrary to both the NPPF and policies LP16 and LP18 of the Fenland Plan 2014.
- 1.5 Subsequently, the application is recommended for refusal.

2 SITE DESCRIPTION

- 2.1 The application site is situated on the eastern side of West Park Street, within the market town of Chatteris. Neighbouring properties are situated to the north, east and south of the application site. The site itself is situated within a conservation area.
- 2.2 The dwelling on site is a 2-storey, detached dwelling which is also designated as Grade II Listed. A driveway is situated to the north of the site, with garden land to the east and a 2-storey outbuilding, with a further garden area beyond. An existing conservatory is situated upon the rear elevation of the dwelling.
- 2.3 The site is situated within Flood Zone 1.

3 PROPOSAL

- 3.1 These applications are a householder application and listed building consent application for the erection of a single-storey rear extension including the demolition of the existing conservatory, installation of new gates and air source heat pump to the side of the dwelling. The application also includes the replacement of existing sash windows with new timber sash windows.

Single-storey rear extension

- 3.2 The proposed extension would be situated to the rear of the dwelling, extending the north facing elevation. The extension would have a depth of approximately 6.1 metres and a width of approximately 7.2 metres. The proposed extension would be flat-roofed with a total approximate height of 3.1 metres. In terms of fenestration, the extension would include a high-level style window facing north, bi-folding doors facing east and a further set of bi-folding doors facing south. A roof lantern is also proposed upon the flat roof.

External works

- 3.3 The application includes the demolition of the existing conservatory.
- 3.4 The application also includes the installation of metal gates to the north of the dwelling, which would be set back approximately 7.8 metres from the footway. These gates would have an approximate height of 1.8 metres.
- 3.5 An air source heat pump is proposed upon the rear elevation of the existing dwelling.
- 3.6 The application proposes to replace existing windows including all the windows upon the west (principle) elevation and all windows upon the east (rear) elevation with the exception of the feature window which is to be retained.

Internal works

- 3.7 Significant internal works are also proposed to facilitate the proposed extension. These include the removal and replacement of existing doors, existing door openings to be closed, creation of new partition walls and removal of existing scullery.
- 3.8 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

| Reference | Description | Decision |
|------------------|--|-----------------------|
| F/YR24/1009/LB | External and internal works to a Listed Building: Single storey rear extension involving demolition of existing conservatory, installation of new gates and air source heat pump to side of dwelling and replacement of existing sash windows with new timber sash windows | Refused 12/03/2025 |
| F/YR24/1008/F | Erect single storey rear extension to existing dwelling involving demolition of existing conservatory, installation of new gates and air source heat pump to side of dwelling and replacement of existing sash windows with new timber sash windows. | Refused 12/03/2025 |
| F/YR16/0620/LB | Internal and external works to Listed Building to form ground floor shower room | Granted 12/09/2016 |

5 CONSULTATIONS

5.1 Chatteris Town Council

5.2 FDC Conservation Officer

Proposal:

Resubmission of previously refused application to erect single storey rear extension to existing dwelling (Listed GII), involving demolition of existing conservatory, installation of new gates and air source heat pump to side of dwelling, replacement of existing sash windows with new timber sash windows and various internal and external alterations.

Considerations:

- 1. Consideration is given to the impact of the proposal on the architectural and historic interests with special regard paid to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which it possesses according to the duty in law under S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*
- 2. Consideration is given to the impact of this proposal on the character and appearance of Chatteris Conservation Area with special attention paid to the desirability of preserving or enhancing the character or appearance of that area according to the duty in law under S72 Planning (Listed Buildings and Conservation Areas) Act 1990.*
- 3. Consideration is given to the impact of the proposal on the architectural and historic interests of a Non-Designated Heritage Asset with special regard paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*
- 4. Comments are made with due regard to Section 16 of the National Planning Policy Framework, 2023, specifically, paragraphs 201, 203, 205, 206, and 208*
- 5. A heritage statement has been submitted with the application that just about meets the requirements of 200 of the NPPF.*
- 6. Due regard is given to relevant planning history.*

Comments:

The site was visited with the agent and applicant in late 2024 and various proposals were informally discussed, however, the plans have evolved substantially since then, including a number of changes that were not previously discussed.

Alterations to rear elevation:

The left-hand side of the rear elevation is extended, altered and has poor character. The proposal to remove the unauthorised upvc horizontally proportioned windows and replace with timber sashes is welcomed, as is the re-introduction of flat gauged brick arches. This element is supported in isolation.

Demolition of Conservatory and Proposed Rear Extension:

Whilst the existing upvc conservatory is discreetly positioned and not visible from the public realm, it does impact the character, appearance and appreciation of the LB from within the curtilage. Additionally, it is unauthorised, and demolition is welcomed.

Discussions were had at the site meeting r.e. a sympathetic and proportionate rear extension. Unfortunately, what was previously and currently submitted cannot be considered to be either.

With the left-hand side of the rear elevation having been substantially and poorly altered, the first port of call would be to site the extension in this position, rather than altering and opening up large sections of original elevation. Whilst the proposal is to improve the left-hand side, it will always show itself to be non-original and have the resultant scarring of the elevation. There is considered to be limited justification provided for not positioning the extension on the left-hand side of the building allowing the original side and rear elevation to remain unencumbered by considerable change as proposed.

Furthermore, on the matter of positioning, the extension is essentially a oversized flat roofed box, that in its proposed position, is almost flush with the north side wall and will be entirely visible as an incongruous feature when viewed from West Park Street streetscene.

The views is currently of the host listed building in its original footprint, benefitted by the relationship and setting of the historic coach house in the backdrop. The images below show the open views afforded by virtue of the considerable setback of the adjacent property.

The resulting view of the 6m projecting modern extension from West Park Street will only be relieved only by a somewhat awkward high level horizontal window. The extension is not considered an acceptable scale or position and would draw the eye and appear out of character with the listed building, impact its setting and sever views of the curtilage listed coach house. It is not considered to be the optimal location for an extension, where substantially more sympathetic and less prominent positions exist on the other side of the rear elevation.

Internal Alterations:

Ground floor:

On the ground floor the proposal seeks to swap the uses of the two rear rooms. It is proposed to turn the existing kitchen into a utility room and turn the historic scullery into part of the kitchen, merged with the proposed extension by removing the original rear wall and its original window, creating a large opening.

Whilst the scullery is the lowest status room of the house, it does have the highest historic significance of the interior as it has never received a C20 'makeover' like other rooms within the house and provides a clear snapshot of how such historic houses were laid out and used. The brick floor and historic built-in cupboards are important and stand as a rarity and should be retained. It is considered that this space should remain as a scullery/utility rather than being entirely dismantled and the original wall removed to create a large modern kitchen extension.

It is proposed to replace of the altered glazed internal kitchen door with a four-panel door to match the existing. This element is supported on the basis that the door will match in every way, inclusive of critical dimensions and moldings.

In the rear hallway, it was previously proposed to remove the historic paneled door with glazed upper in lieu of a new double door set into the extension. This is an historic opening and is part of the through plan of the original design, with an arched door head and fanlight detail. There was considered to be no justification for the impacts and as such was objected to. The current revised scheme seeks to retain the rear door without change and this element is supported.

First floor:

Creating a bathroom to the rear left-hand room is on balance supported with minimal loss of important historic fabric.

Windows:

The proposal is to replace the existing timber sash windows to the building.

The front elevation has mid C20 replacements in a late C19 style, with margin light glazing bars. They are not historic but are well detailed. The proposal is to replace it with a like-for-like glazing pattern, incorporating 14mm sealed units. The maximum thickness sealed unit permissible is 12mm in order to reduce the visual effect of the oblique angle views of perimeter seals and characteristic double reflectivity.

With the windows being relatively modern it is on balance considered acceptable to replace the windows with slim 12mm DG units, which will have the added benefit of improving sound attenuation from the busy road to the front. The replacement windows will need to be direct replica's, putty glazed and importantly hand painted. Workshop spray finishes have an uncanny similarity to the appearance of upvc.

The rear of the building still benefits from the original multi-paned windows on the right-hand side and a highly decorative stained glass stair window. Whilst it is proposed to retain the stair window, it is proposed to replace the original multipaned windows on the right (ground and first floor). With these being original windows and of high-quality timber and construction, it is considered that unacceptable harm would result through their loss. The replacement of the original multi-pane windows should be omitted from the proposals. These are at the rear of the building with substantially less road noise.

Ancillaries: There is a proposal to install 3no. extractor fan grilles (2 to the north elevation and one to the east elevation). Any grilles should be cast iron air bricks and not plastic. It is positive to see details for cast iron within the HS.

Proposed driveway gates are metal arched top with ball finials. They are accepted at the height and position proposed – Subject to conditions for detailed construction.

Blocking up of the mid c20 serving hatch is supported.

Blocking up of the window opening at first floor rear is supported owing to the modern timber window. It should retain the gauged arch head and brickwork to match should be recessed by 50mm to retain the presence of the opening.

Conclusion:

Following the resubmission, the works still result in an unacceptable level of harm to the character, setting and historic significance of the GII listed building. This harm is less than substantial (medium on the spectrum). This is through the loss of significant levels of historic fabric and an oversized, discordant and prominent modern extension.

The key reasons for the objection are:

- The scale, massing and position of the rear extension and the resultant harm to the character, setting and significance of the listed building.*
- The replacement of original windows to the rear elevation that are in serviceable condition.*
- The removal of the section of the original rear wall of the listed building.*
- Loss of historic scullery and its period fitted joinery.*

National policy surrounding listed buildings states there should be a strong presumption against any harm to listed buildings if they are not outweighed by strong public benefits. This scheme is not considered to have any public benefit and therefore should be refused on the basis that it does not accord with Policy LP18 of the Fenland Local Plan and the provisions of the NPPF.

Notwithstanding the strong objections to this application - If the council are minded to approve the application, conditions will need to be appended to the permission.

Recommendation: Objection to current scheme – Refuse

5.3 FDC Environmental Health

I confirm receipt of the above application details and have considered the implications of the proposed development in terms of:

*Noise
Air pollution
Contaminated land
Artificial light*

I conclude that there are no 'No Objections' to the proposal from an Environmental Health standpoint.

5.4 CCC Archaeology

Thank you for your consultation in regards to the above referenced planning application.

Our records indicate that the development lies in an area of high archaeological potential. The development lies within the former grounds of Chatteris Abbey (Cambridgeshire Extensive Urban Survey 2015). The abbey was found between 1006 and 1016AD by the Bishop of Dorchester (Cambridgeshire Historic Environment Record reference. 03700). Archaeological investigations within the abbey precinct has revealed medieval inhumation burials (CHER ref. MCB20081) and stratified medieval deposits including floor levels (CHER ref. MCB23970). Recent investigations along Victoria Street have found evidence for walls and

further floor levels, believed to be related to the abbey itself (CHER ref. ECB7091). Notably the site of the abbey's Gatehouse is believed to lie within or adjacent to the proposed development (Dickinson, Little History of the Abbey of St Mary and the Parish Church of St Peter and St Paul, Chatteris, Cambridgeshire 1954).

We have commented on previous applications (F/YR24/1008/F and F/YR24/1009/LB) and would advise our recommendations remain the same. Namely that due to the archaeological potential of the site, a programme of monitoring and recording works is required in order to preserve any archaeological remains within the development area by record. Usage of the following condition is recommended:

Archaeology Condition

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. The statement of significance and research objectives;*
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- c. The timetable for the field investigation as part of the development programme;*
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.*

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2024). Informatives: Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges

5.5 CCC Highways

Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, no significant adverse effect upon the public highway should result from this proposal, should it gain benefit of planning permission.

5.6 Local Residents/Interested Parties

F/YR25/0260/F:

9 letters of support have been received regarding this application from address points in Chatteris (3 from the same address on First Furlong Drove, 2 from West Park Street, and 1 from Gipson Close, The Sycamores, Victoria Street and St Martins Road). The reasons for support are summarised as follows:

- In keeping with the area
- Enhance character of the building
- Air source heat pump
- Doesn't encroach on anyone

F/YR25/0261/LB:

10 letters of support have been received regarding this application from address points in Chatteris (3 from the same address on First Furlong Drove, 3 from West Park Street, 2 from Victoria Street, and 1 from Gipson Close and St Martins Road). The reasons for support are summarised as follows:

- In keeping with the area
- Enhance the character of the building
- Air source heat pump
- Well designed
- Improve the area

6 STATUTORY DUTY

- 6.1 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) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).
- 6.2 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.3 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 16 - Conserving and enhancing the historic environment

7.2 National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3 National Design Guide 2021

Context

Identity

Built Form

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

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

LP18 – The Historic Environment

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1: Settlement Hierarchy

LP7: Design

LP8: Amenity Provision

LP23: Historic Environment

LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Visual Amenity of the Conservation Area**
- **Loss of Historic Fabric**
- **Residential Amenity**
- **Parking and Access**
- **Flood Risk**
- **Biodiversity Net Gain (BNG)**

9 BACKGROUND

- 9.1 Applications reference F/YR24/1008/F and F/YR24/1009/LB were refused in March 2025 for a similar development to that proposed under these applications. The previous application were refused for the following reason:

Policies LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. Furthermore, paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of

a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

By virtue of the extent of original historic fabric proposed to be removed, it is considered that the works proposed would have a significant detrimental impact upon the special interest of the Grade II Listed Building. The justification provided for the removal of such fabric is not considered to represent a public benefit and is therefore in contravention of the aforementioned Policies and should be refused.

- 9.2 The amendments made to the current submission include reducing the opening in the kitchen and the retention of the existing rear door from the hallway.

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP16 supports the principle of development such as house extensions subject to the significance of, and the likely impact on, the amenity of neighbouring properties and users. Policy LP18 of the Fenland Local Plan 2014 seeks to protect and enhance heritage assets. The principle of development is supported subject to the significance of and the likely impacts on the heritage assets.

Visual Amenity of the Conservation Area

- 10.2 Policy LP16 of the Fenland Local Plan (2014) requires development proposals to deliver and protect high quality environments throughout the district. Proposals must demonstrate they make a positive contribution to the local distinctiveness and character of the area, enhancing their local setting and both responding to and improving the character of the local built environment whilst not adversely impacting on the street scene, settlement pattern or landscape character of the surrounding area. Policy LP18 addresses matters concerning the historic environment within Fenland.
- 10.3 Under the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a legal duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 10.4 The proposed replacement windows to the front elevation of the building would be highly visible to the surrounding conservation area. The FDC Conservation Officer notes within their response that the front elevation includes mid C20 replacements in a late C19 style. These windows are noted as historic but are well detailed. The comments note that the relatively modern nature of these windows results in their replacement being on balance acceptable, subject to these windows being direct replicas. Details of these windows could be conditioned should permission be granted.
- 10.5 Given the location of the proposed extension, it is likely to be somewhat visible from the surrounding street scene. This positioning has been highlighted within the comments received from the Conservation Officer. However, whilst the proposed extension would be visible from the street, this would be somewhat obscured by the existing high brick wall to the north of the site. Views of the proposed extension would only be achieved at certain angles within close proximity to the application site and as such, it is not considered that the proposed extension

would cause significant harm to the character of the Conservation Area. On balance, the proposal is considered to be compliant with Policy LP16 and LP18 in this regard.

Loss of Historic Fabric

- 10.6 The application includes both external and internal works to the listed building. Within the comments received from the FDC Conservation Officer, objections have been raised to the positioning of the proposed extension and the resultant loss of original walling and the resultant loss of the historic scullery (pantry). The scullery is noted to have the highest historic significance as it has never received a C20 'makeover' like other existing rooms within the house. Objections have also been raised to the replacement of windows within the rear elevation of the dwelling. These windows are original windows and the removal of such would result in unacceptable harm.
- 10.7 Under the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a legal duty to have special regard to the desirability or preserving a Listed Building, or any of its features, when considering whether to grant Listed Building Consent. Furthermore, in deciding whether to grant planning permission which affects a Listed Building or its setting, the Council has a legal duty to have special regard to preserving a Listed Building or its setting.
- 10.8 Policies LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. Chapter 16 of the NPPF is also relevant.
- 10.9 Paragraph 208 of the NPPF states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 10.10 Paragraph 212 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 10.11 The submitted heritage and design and access statement justifies the need for development in order to modernisation of the property and allow for more natural daylight into the kitchen area.
- 10.12 The loss of the historic fabric proposed is considered to result in less than substantial harm (medium on the spectrum). Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use. Whilst it is noted that the extension proposed would modernise the property and allow for more natural daylight into the kitchen area, this is not considered to be a significant public benefit that would result in the loss of historic fabric being considered acceptable.

- 10.13 It is therefore considered that the current proposal results in less than substantial harm to the significance of the Grade II Listed Building and its setting. It is considered that the works proposed would have a significant detrimental impact upon the special interest of the Grade II Listed Building and as such, the scheme is contrary to both the NPPF and Policies LP16 and LP18 of the Fenland Local Plan 2014.

Residential Amenity

- 10.14 Neighbouring properties are situated to the north, east and south of the application site. The proposed single-storey extension would be most visible to the neighbouring property to the north, given that the clearance between these properties is 7.8 metres approx. This clearance however is considered sufficient to ensure that the proposed single-storey extension does not introduce any adverse overbearing, visual or overshadowing impacts upon neighbouring property. A window is proposed upon this north facing elevation, however this would predominantly be obscured from view by the existing boundary treatments on site (brick wall) and therefore it is unlikely that any adverse overshadowing impacts would be introduced.
- 10.15 There are therefore no issues to address with regards to residential amenity and the proposal is considered to comply with Policy LP16 in this regard.

Parking and Access

- 10.16 The proposals do not include the provision of any additional bedrooms and therefore there are no amendments to the required parking provision on site.
- 10.17 The proposal does include the erection of gates to the north of the dwelling, however these would be situated approximately 7.8 metres from the back edge of the footway and therefore would not introduce any highway safety impacts.
- 10.18 As such, there are no issues to address with regards to Policy LP15 of the Fenland Local Plan.

Flood Risk

- 10.19 The proposal is located within Flood Zone 1 and issues of surface water disposal will be considered under Building Regulations.

Biodiversity Net Gain (BNG)

- 10.20 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.21 There are statutory exemptions, transitional arrangements and requirements relating to irreplaceable habitat which mean that the biodiversity gain condition does not always apply. In this instance, one or more of the exemptions / transitional arrangements are considered to apply and a Biodiversity Gain Condition is not required to be approved before development is begun because these applications are a householder application as defined within article 2(1) of

11 CONCLUSIONS

- 11.1 The proposed single-storey extension is on balance, not considered to introduce significant harm to the character of the Conservation Area as the existing brick wall would obscure views of the extension from the wider street scene. Notwithstanding this however, the proposal would result in a loss of historic fabric, resulting in less than substantial harm to the significance of the designated heritage asset and it is not considered that there is any significant public benefit that would result in the loss of historic fabric being considered acceptable. It is considered that the works proposed would have a significant detrimental impact upon the special interest of the Grade II Listed Building and as such, the scheme is contrary to both the NPPF and Policies LP16 and LP18 of the Fenland Local Plan 2014 and as such, both applications are recommended for refusal.

12 RECOMMENDATION

F/YR25/0260/F:

Refuse; for the following reason:

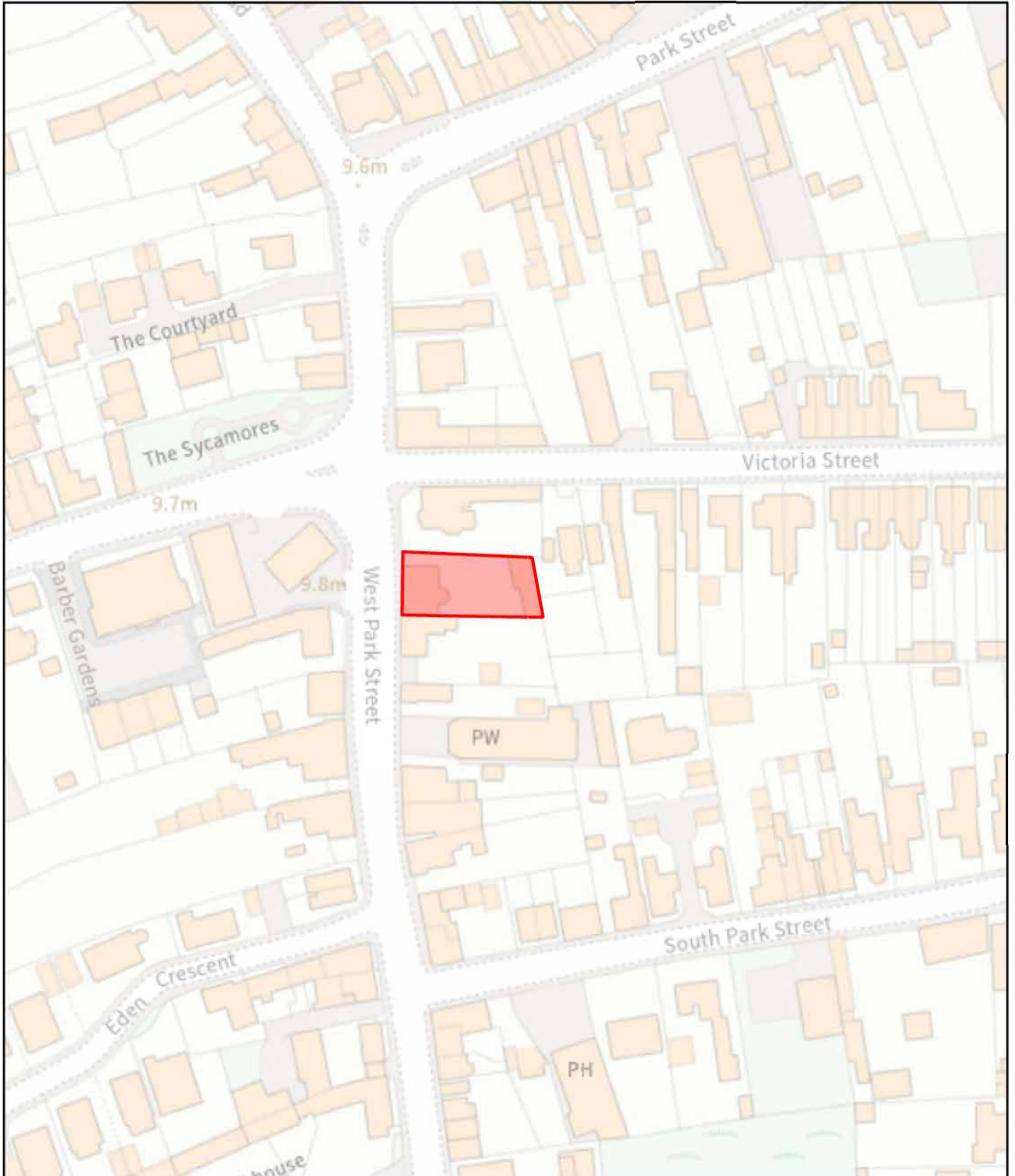
| | |
|---|---|
| 1 | <p>Policies LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. Furthermore, paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</p> <p>By virtue of the extent of original historic fabric proposed to be removed, it is considered that the works proposed would have a significant detrimental impact upon the special interest of the Grade II Listed Building. The justification provide for the removal of such fabric is not considered to represent a public benefit and is therefore in contravention of the aforementioned Policies and should be refused.</p> |
|---|---|

F/YR25/0261/LB:

Refuse; for the following reason:

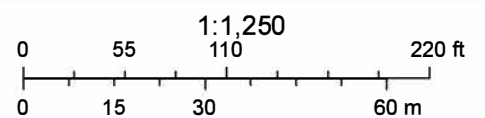
| | |
|---|--|
| 1 | <p>Policies LP16 and LP18 of the Fenland Local Plan seek to protect and enhance heritage assets. Furthermore, paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</p> <p>By virtue of the extent of original historic fabric proposed to be removed, it is considered that the works proposed would have a significant detrimental impact upon the special interest of the Grade II Listed Building. The</p> |
|---|--|

| | |
|--|--|
| | justification provide for the removal of such fabric is not considered to represent a public benefit and is therefore in contravention of the aforementioned Policies and should be refused. |
|--|--|



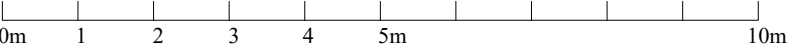
4/7/2025, 11:04:18 AM

 Fenland District Boundary



Fenland District Council

Scale: 1:100



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EXISTING STREET ELEVATION




PROPOSED STREET ELEVATION



ARB
Architects
Registration
Board

REG NO: 0454802



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Associates Ltd
Architects

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Email: enquiries@lbevns-associatesltd.co.uk
Web: www.lbevns-associatesltd.co.uk

| | | | | |
|----------------|--|-------------------------------------|--------------|--------------------------|
| DRAWING STATUS | PRELIMINARY | <input type="checkbox"/> | CONSTRUCTION | <input type="checkbox"/> |
| | PLANNING | <input checked="" type="checkbox"/> | FILE COPY | <input type="checkbox"/> |
| CLIENT | Mr and Mrs Worsley | | | |
| PROJECT | 7 West Park Street, Chatteris, Cambridgeshire. | | | |
| DRAWING TITLE | Existing Street Elevation Proposed Street Elevation | | | |
| SCALE | DATE | DRAWN | CHECKED | |
| 1:100 @ A3 | November 2024 | LB | | |
| DRAWING NUMBER | CH24/LBA/665/HP-1-107 | | | |
| | REVISION | | | |

Scale: 1:200

Scale: 1:1250



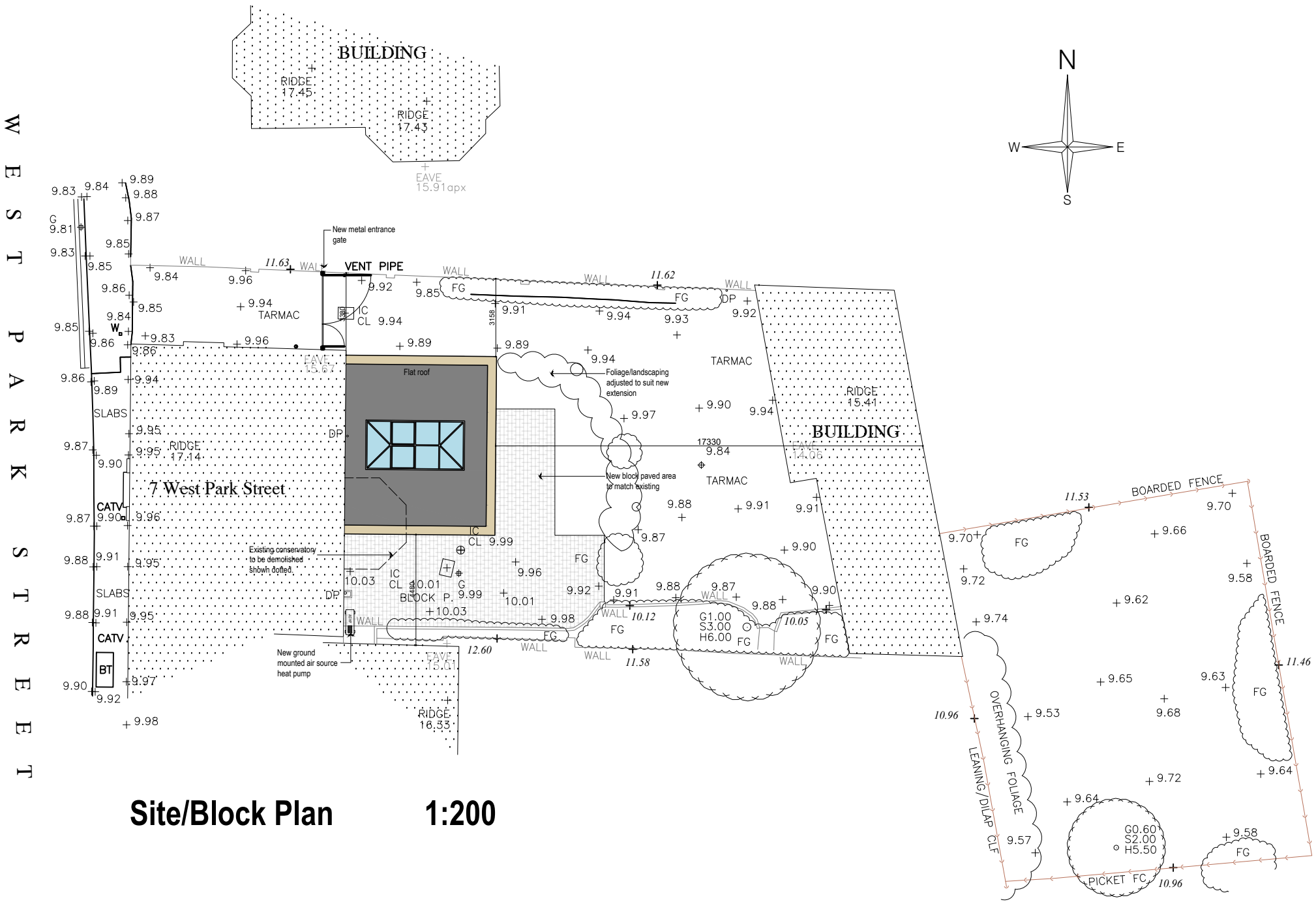
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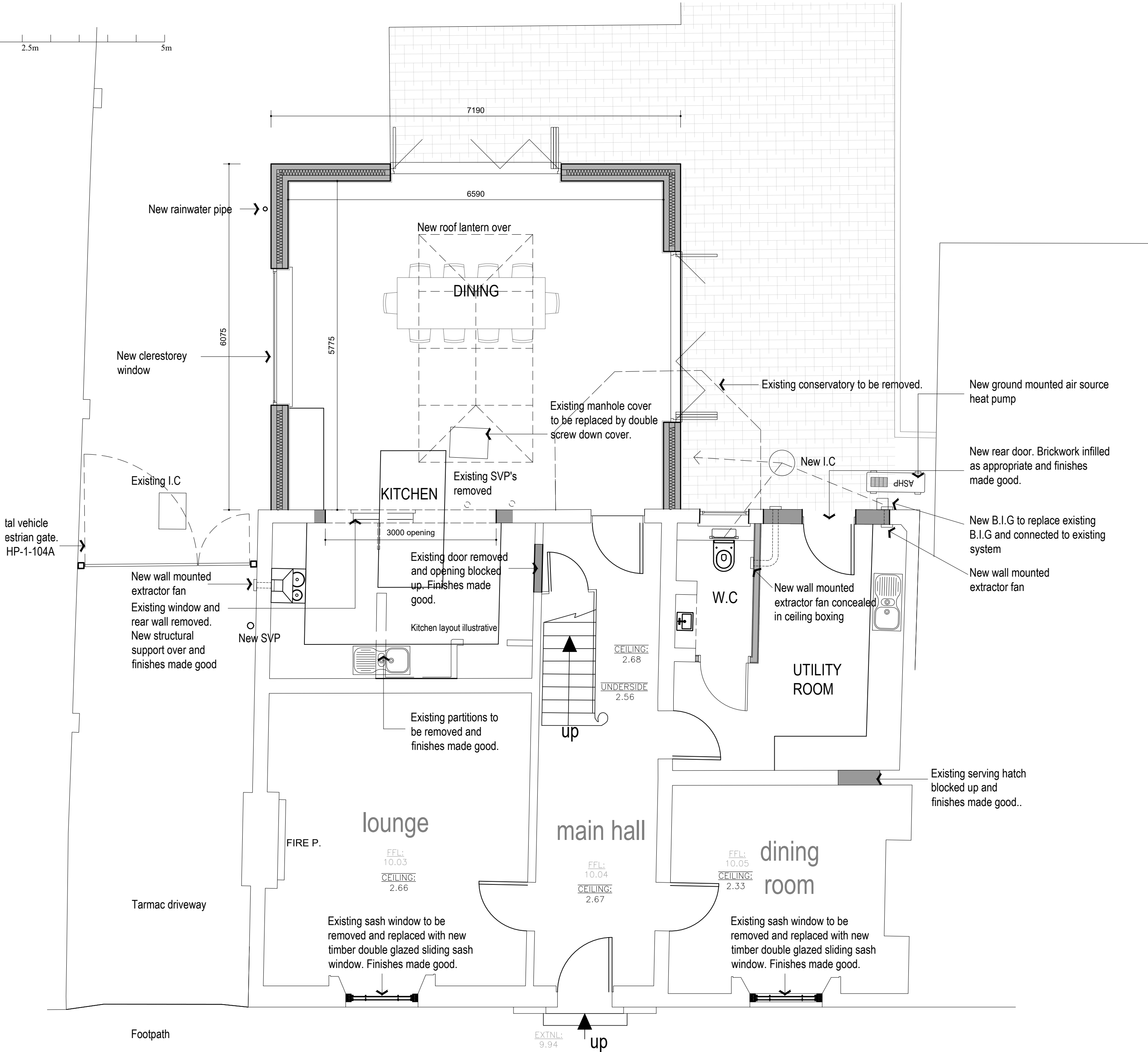
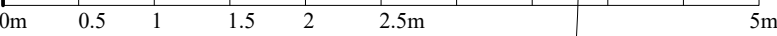
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Scale: 1:50



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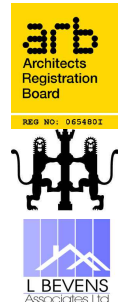
ALL MEASUREMENTS SHOULD BE CHECKED ON SITE AND ANY DISCREPANCIES SHOULD REPORTED TO THE ORIGINATOR.

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| | | |
|-------|---------|---|
| Rev C | Mar. 25 | Opening reduced in Kitchen area. Existing rear door opening retained (less historic fabric removed) |
| Rev B | Nov. 24 | Revised to suit client comments |
| Rev A | Nov. 24 | Revised to suit client comments |



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| DRAWING STATUS | PRELIMINARY PLANNING | <input type="checkbox"/> CONSTRUCTION |
| | | <input type="checkbox"/> FILE COPY |

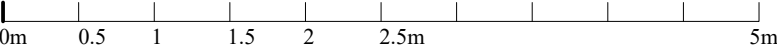
CLIENT
Mr and Mrs J Worsley

PROJECT
7 West Park Street,
Chatteris, Cambridgeshire.

DRAWING TITLE
Proposed Ground Floor Plan

| | | | |
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| SCALE 1:50 @ A2 | DATE October 2024 | DRAWN LB | CHECKED |
| DRAWING NUMBER CH24/LBA/665/HP-1-101 | REVISION C | | |

Scale: 1:50



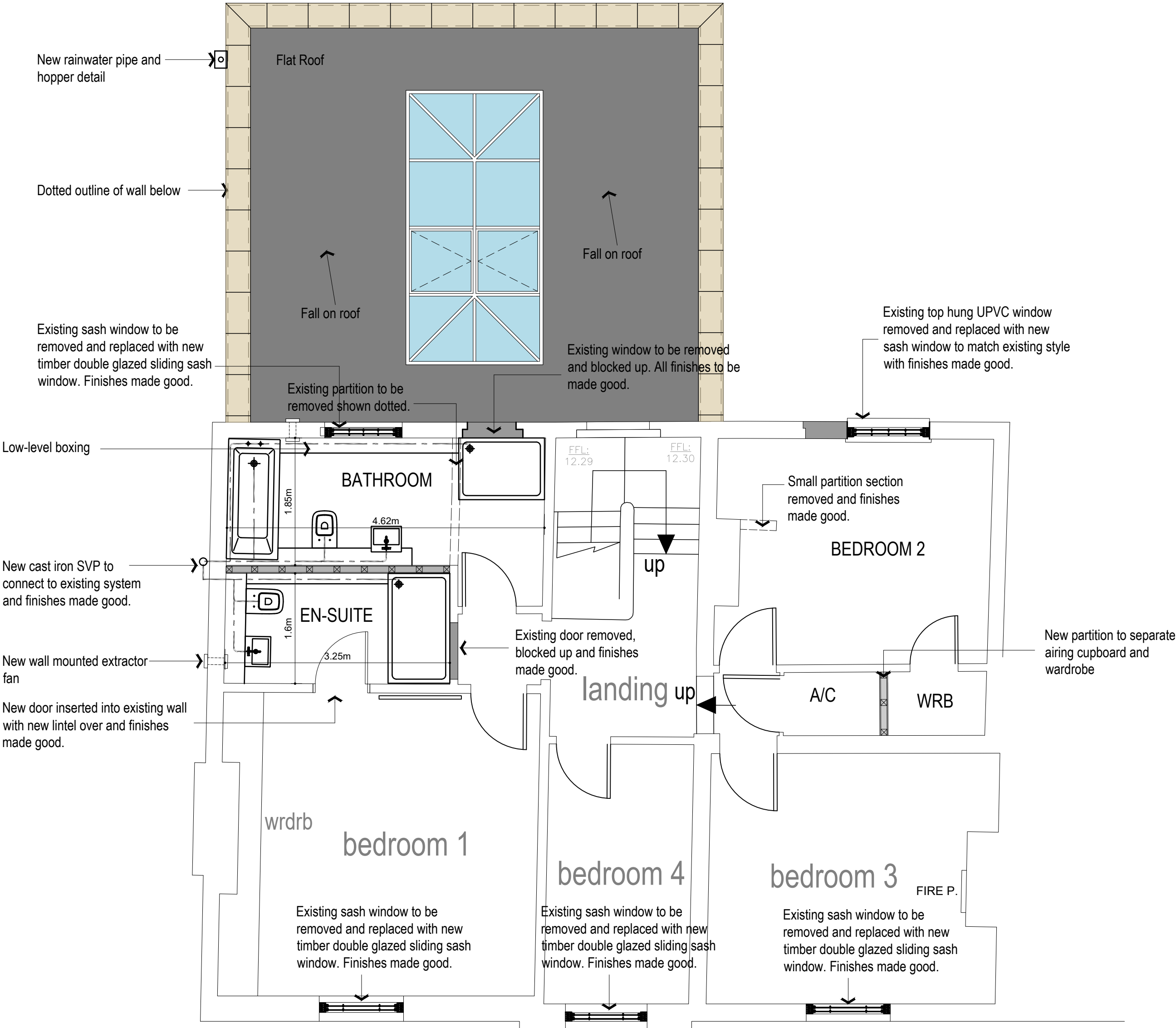
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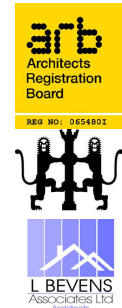
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PROPOSED FIRST FLOOR PLAN

Rev B Nov. 24 Revised to suit client comments
Rev A Nov. 24 Revised to suit client comments



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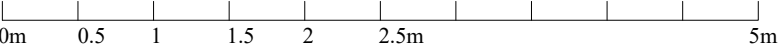
CLIENT
Mr and Mrs J Worsley

PROJECT
7 West Park Street,
Chatteris, Cambridgeshire.

DRAWING TITLE
Proposed First Floor Plan incorporating Roof Plan

| | | | |
|-----------------------|--------------|-------|---------|
| SCALE | DATE | DRAWN | CHECKED |
| 1:50 @ A2 | October 2024 | LB | |
| DRAWING NUMBER | REVISION | | |
| CH24/LBA/665/HP-1-102 | B | | |

Scale: 1:50



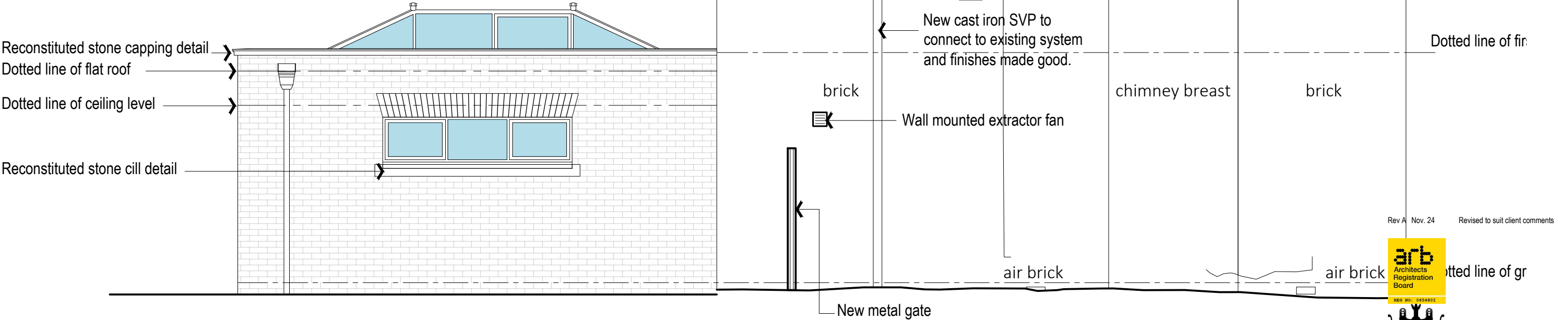
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PROPOSED NORTH ELEVATION

Rev A Nov. 24 Revised to suit client comments

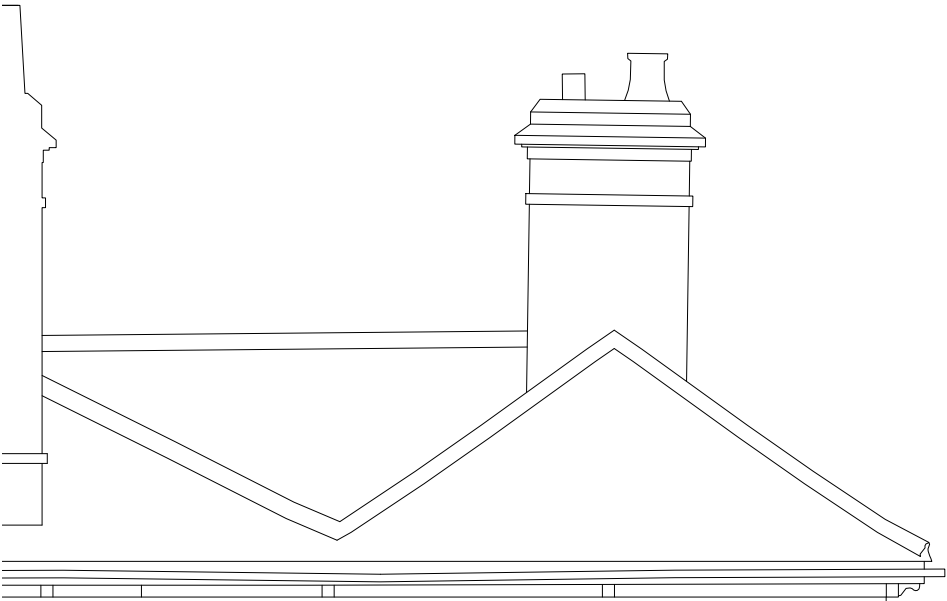
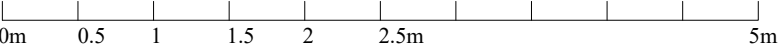
arb
Architects
Registration
Board
REG NO: 0454802

L BEVENS
Associates Ltd
Architects

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| DRAWING STATUS | PRELIMINARY | <input type="checkbox"/> | CONSTRUCTION | <input type="checkbox"/> |
| | PLANNING | <input checked="" type="checkbox"/> | FILE COPY | <input type="checkbox"/> |
| CLIENT | Mr and Mrs Worsley | | | |
| PROJECT | 7 West Park Street, Chatteris, Cambridgeshire. | | | |
| DRAWING TITLE | Proposed North (side) Elevation | | | |
| SCALE | DATE | DRAWN | CHECKED | |
| 1:50 @ A3 | October 2024 | LB | | |
| DRAWING NUMBER | CH24/LBA/665/HP-1-105 | | | REVISION |
| | | | | A |

Scale: 1:50



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PROPOSED PART SOUTH ELEVATION

Rev A Nov. 24 Revised to suit client comments



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| DRAWING STATUS | PRELIMINARY PLANNING | <input type="checkbox"/> | CONSTRUCTION | <input type="checkbox"/> |
| | | <input checked="" type="checkbox"/> | FILE COPY | <input type="checkbox"/> |

CLIENT
Mr and Mrs Worsley

PROJECT
7 West Park Street,
Chatteris, Cambridgeshire.

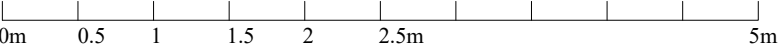
DRAWING TITLE
Proposed South (side) Elevation

| | | | |
|-----------|--------------|-------|---------|
| SCALE | DATE | DRAWN | CHECKED |
| 1:50 @ A3 | October 2024 | LB | |

DRAWING NUMBER
CH24/LBA/665/HP-1-106

REVISION
A

Scale: 1:50



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PROPOSED WEST ELEVATION

Rev A Nov. 24 Revised to suit client comments



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Web: www.lbevens-associatesltd.co.uk

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|----------------|-------------|-------------------------------------|--------------|--------------------------|
| DRAWING STATUS | PRELIMINARY | <input type="checkbox"/> | CONSTRUCTION | <input type="checkbox"/> |
| | PLANNING | <input checked="" type="checkbox"/> | FILE COPY | <input type="checkbox"/> |

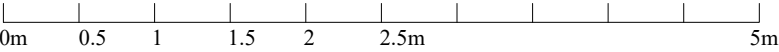
CLIENT
Mr and Mrs Worsley

PROJECT
7 West Park Street,
Chatteris, Cambridgeshire.

DRAWING TITLE
Proposed West (front) Elevation

| | | | |
|-----------------------|--------------|-------|---------|
| SCALE | DATE | DRAWN | CHECKED |
| 1:50 @ A3 | October 2024 | LB | |
| DRAWING NUMBER | REVISION | | |
| CH24/LBA/665/HP-1-104 | A | | |

Scale: 1:50



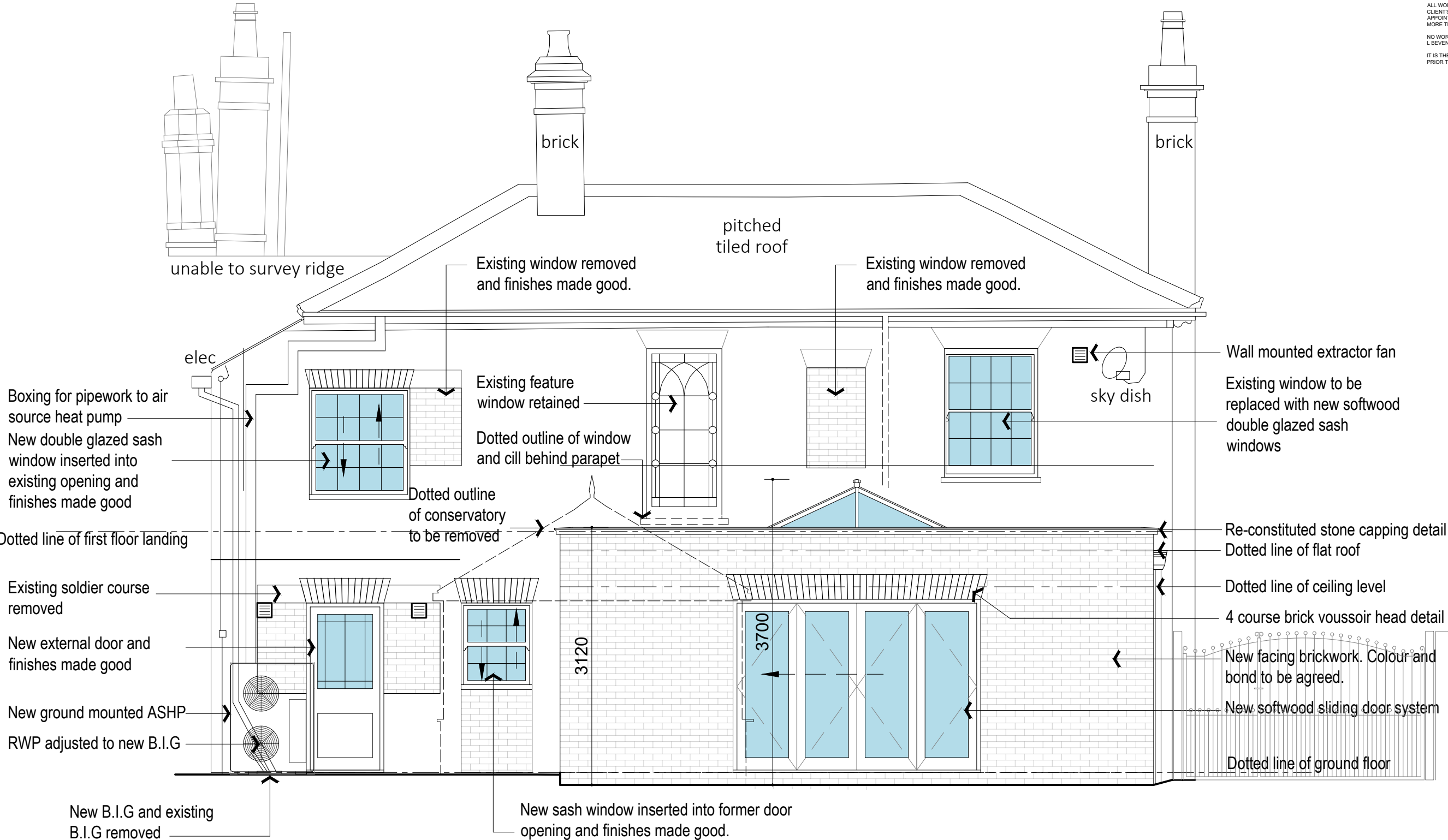
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PROPOSED EAST ELEVATION

- Rev C Mar. 25 Note amended to new rear door to utility.
- Rev B Nov. 24 Revised to suit client comments
- Rev A Nov. 24 Revised to suit client comments



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Web: www.lbevns-associatesltd.co.uk

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|----------------|--|---------------------------------------|------------------------------------|
| DRAWING STATUS | PRELIMINARY PLANNING | <input type="checkbox"/> CONSTRUCTION | <input type="checkbox"/> FILE COPY |
| CLIENT | Mr and Mrs Worsley | | |
| PROJECT | 7 West Park Street, Chatteris, Cambridgeshire. | | |
| DRAWING TITLE | Proposed East (rear) Elevation | | |
| SCALE | DATE | DRAWN | CHECKED |
| 1:50 @ A3 | October 2024 | LB | |
| DRAWING NUMBER | CH24/LBA/665/HP-1-103 | | |
| REVISION | C | | |