

APPLICATION NO: F/YR18/0526/F

SITE LOCATION: Land West of 114 - 116 Elm Road, Wisbech

UPDATES

**1. Archaeology**

Cambs Archaeology has confirmed that they are satisfied that adequate trial trenching of the site has now been undertaken. As such, they wish to amend the proposed condition to now secure the post excavation assessment work as detailed within the approved Written Scheme of Investigation (see condition 2 below).

**2. Highways**

Since the publication of the Officers report, the LHA has provided updated condition wording capturing;

1. Delivery of access
2. Provision of vehicle turning/ parking prior to occupation
3. Provision of visibility splays at the access
4. Restriction of gate locations – not closer than 6m from edge of highway

-In respect of access delivery, the LHA has requested that a scheme for the construction of the access is submitted. However, the approved plans denote that access would be constructed in tarmac finish and to highway specification which is considered to be sufficient and can be conditioned as proposed at condition 7 below.

- The provision of parking spaces is included at condition 11 below.
- The matter of visibility splays as addressed within condition 8 below
- The matter of access gates is addressed within condition 15 below.

**3. Conditions**

In view of the above a full list of updated conditions is proposed as below

**Resolution:**

Recommendation Grant subject to the following conditions which supersede those at section 11 of the Officers report;

1.	The development permitted shall be begun before the expiration of 3 years from the date of this permission.  Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
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2.	<p>The programme for post-excavation assessment and subsequent analysis, publication &amp; dissemination, and deposition of resulting material shall be carried out fully in accordance with the submitted Written Scheme of Investigation entitled "Specification for an Archaeological trial trench evaluation" (Witham Archaeology) dated 10th October 2018 unless an alternative specification is otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In order to ensure the preservation of the historic environment in accordance with policy LP12 (Part A)(g) and LP18 of the Fenland Local Plan, 2014.</p>
3.	<p>No works shall proceed beyond slab level unless a scheme detailing the biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following;</p> <ol style="list-style-type: none"> <li>1. How site clearance and construction works will be undertaken having regard to the protection of reptiles, birds, hedgehogs and other mammals which may be present</li> <li>2. Details regarding numbers, designs and locations for a range of bird and bat boxes/ bat tiles to be incorporated into the new dwellings and surroundings,</li> <li>3. Details of lighting and how these have regard to their impact on Bats.</li> <li>4. Details regarding numbers, designs and locations for a range of bird nest boxes to be installed that cater for a number of different species such as House Sparrow, Starling and House Martin.</li> <li>5. Details of fencing to incorporate hedgehog gaps.</li> <li>6. Details of proposed tree specimens, size and locations to be planted and the timing of planting.</li> </ol> <p>The development shall be carried out in accordance with the approved details.</p> <p>Reason: In order to ensure that biodiversity and ecology in and around the site is preserved and where possible enhanced in accordance with policy LP16 and LP19 of the Fenland Local Plan, 2014.</p>
4.	<p>No works shall proceed beyond slab level unless a scheme detailing the provision of external lighting (having regard to criteria 3 of Condition 4) including future maintenance arrangement has been submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to any occupation of any dwellings and retained thereafter in perpetuity.</p> <p>Reason - In order to ensure that the development creates a safe environment and to prevent crime in accordance with Policy LP17 of the Fenland Local Plan, 2014.</p>
5.	<p>No works shall proceed beyond slab level unless a scheme detailing the proposed entrance gates and railings as denoted on plan ref: 4948/PL01L has been submitted to and approved in writing by the Local planning Authority. The development shall be carried out in accordance with the approved scheme.</p> <p>Reason: In order to ensure that the development makes a positive contribution to the character of the area in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>
6.	<p>Prior to the first occupation of the development hereby approved, a scheme for the provision of fire hydrants or equivalent emergency water supply and access arrangements for the fire and rescue service shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented</p>

	<p>and made available for use prior to the occupation of the first dwelling.</p> <p>Reason: In the interests of the safety of the occupiers and to ensure there are available public water mains in the area to provide for a suitable water supply in accordance with infrastructure requirements within Policy LP13 of the Fenland Local Plan 2014.</p>
7.	<p>The access to Elm Road as detailed on plan ref: Site Access drawing 4948/PL08A shall be hard surfaced, sealed and drained away from the highway a minimum of 5m wide by 10m in length measured from the back edge of the existing footway, constructed to Cambridgeshire County Council's Highways specification and completed prior to the first occupation of the development.</p> <p>Reason: In the interests of highway safety in accordance with policy LP13 and LP15 of the Fenland Local Plan 2014.</p>
8.	<p>Prior to the first occupation of the development, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted site access plan ref: 4948/PL08A. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent footway.</p> <p>Reason: In the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan 2014.</p>
9.	<p>Prior to the first occupation of the development, the bin collection point as shown on plan reference 4948/PL08A shall be completed and ready to use. The bin collection point shall be surfaced with a bound material and thereafter retained as such in perpetuity and for no other purpose.</p> <p>Reason: In order to ensure that adequate facilities are provided for the collection of household waste in accordance with policy LP16(f) of the Fenland Local Plan, 2014.</p>
10.	<p>With the exception of the access where it meets Elm Road as detailed under condition 7, the roads serving the development shall be completed to at least binder course level prior to the first occupation of the development. The roads shall thereafter be completed in full prior to the occupation of the 10<sup>th</sup> dwelling.</p> <p>Reason: in order to ensure a satisfactory means of access to the dwellings in accordance with policy LP15 and LP16 of the Fenland Local Plan, 2014.</p>
11.	<p>Prior to the occupation of each respective dwelling, the private driveway and garage space for that dwelling shall be laid out and surfaced provided fully in accordance with the approved Site Layout plan ref: 4948/PL01L and Hard Landscaping plan ref: 2115-99 revision A and thereafter retained in perpetuity and for no other purpose.</p> <p>Reason: In order to ensure a satisfactory means of parking for each dwelling in the interests of highway safety in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>

12.	<p>Prior to the first occupation of the development hereby approved details of the proposed arrangements for future management and maintenance of the proposed road within the development shall be submitted to and approved in writing by the Local Planning Authority. The road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.</p> <p>Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy LP15 of the Fenland Local Plan 2014.</p>
13.	<p>If, during development, contamination not previously identified is found to be present at the site:</p> <ul style="list-style-type: none"> <li>(i) it shall be reported to the local planning authority within 1 working day;</li> <li>(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;</li> <li>(iii) the remediation strategy shall be implemented as approved;</li> <li>(iv) no occupation of any part of the development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until: <ul style="list-style-type: none"> <li>a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;</li> <li>b. if required by the local planning authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.</li> </ul> </li> <li>(v) the long-term monitoring and maintenance plan shall be implemented as approved.</li> </ul> <p>Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with LP2 and LP16 of the Fenland Local Plan 2014.</p>
14.	<p>All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan, 2014.</p>

15.	<p>Notwithstanding the provision of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015(as amended), no gates shall be erected within 10m of the access where it meets the public highway.</p> <p>Reason: In order to ensure that the development does not affect the free-flow of traffic along Elm Road in accordance with policy LP15 of the Fenland Local Plan, 2014.</p>
16.	<p>The development shall be constructed in accordance with the materials as detailed on the following plans unless alternative materials are otherwise agreed in writing by the Local Planning Authority;</p> <ul style="list-style-type: none"> <li>- 4948/PL01G</li> <li>- 4948/PL02J</li> <li>- 4948/PL03G</li> <li>- 4948/PL04</li> <li>- 4948/PL05H</li> <li>- 4948/PL07</li> <li>- 2115-99A</li> </ul> <p>Reason: In order to ensure that the development makes a positive contribution to the character of the area in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>
17.	<p>The development hereby permitted shall be carried out in accordance with the approved plans.</p> <p>Reason: For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.</p>