

**23/00815/FUL**

The Old Grey Barn  
23D The Cotes  
Soham  
Cambridgeshire  
CB7 5EP

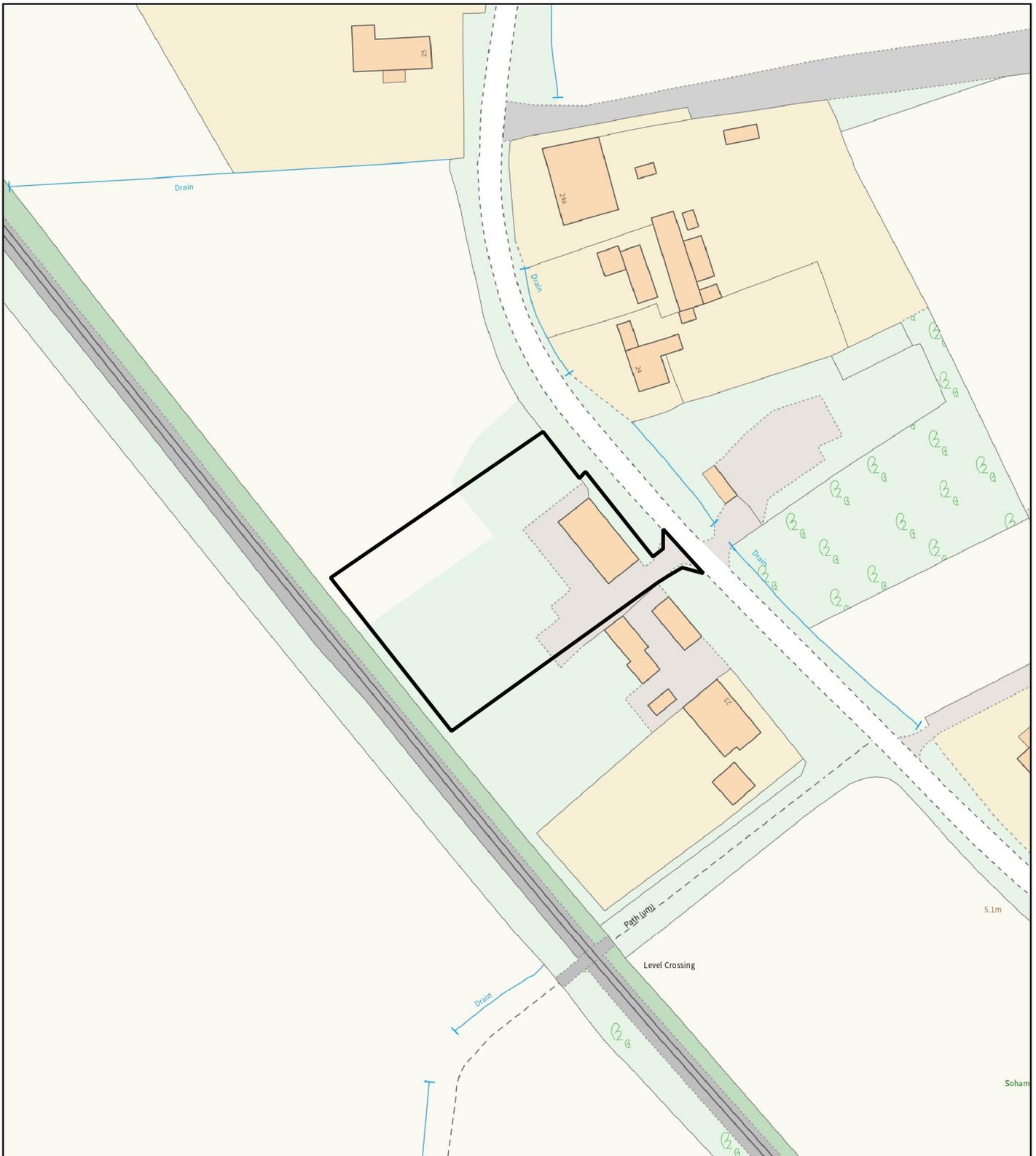
Change of use of agricultural land to residential garden land, paddock and the erection of a cartlodge

To view all of the public access documents relating to this application please use the following web address or scan the QR code:

<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RY5MCUGGM5200>



Agenda Item 5



23/00815/FUL

The Old Grey Barn  
23D The Cotes  
Soham



East Cambridgeshire  
District Council

Date: 21/11/2023  
Scale: 1:1,250



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**TITLE: 23/00815/FUL**

Committee: Planning Committee

Date: 10 January 2024

Author: Planning Officer

Report No: Y111

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**Site Address: The Old Grey Barn 23D The Cotes Soham CB7 5EP**

**Proposal: Change of use of agricultural land to residential garden land, paddock, and the erection of a cart-lodge**

**Applicant: Mr and Mrs Buckingham**

**Parish: Soham**

**Ward: Soham North**

Ward Councillor/s: Mark Goldsack  
Keith Horgan

**Date Received: 31 August 2023**

**Expiry Date: 16 January 2024**

**1.0 RECOMMENDATION**

1.1 Members are recommended to APPROVE the application subject to the recommended conditions summarised below: The conditions can be read in full on the attached Appendix 1.

- 1 Approved Plans
- 2 Time Limit – FUL/FUM/LBC
- 3 Specified Materials
- 4 Permitted Development Removal
- 5 Biodiversity Improvements
- 6 Obscure glazed window

## **2.0 SUMMARY OF APPLICATION**

- 2.1 The application seeks permission for the change of use of agricultural land to part domestic garden and part paddock land for grazing and for the construction of a cart-lodge.
- 2.2 The cart lodge is approximately 5.7m (18.7ft) in height, 8.4 metres (27.5ft) in width with a depth of 6.0 metres (19.6m). It is proposed to be constructed, using materials to match the host dwelling.
- 2.3 The application is being presented at Planning Committee in accordance with the Council's constitution as it represents a departure from the development plan.
- 2.4 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.

## **3.0 PLANNING HISTORY**

### **17/01398/ARN**

Change of use from Agricultural Unit to dwellinghouse.

Granted 3 November 2017

### **16/00110/ARN**

Proposed change of use from agricultural building to dwelling.

Granted 4 April 2016

## **4.0 THE SITE AND ITS ENVIRONMENT**

- 4.1 The application site is a parcel of land to the rear of The Old Grey Barn, 23D The Cotes, Soham. The previous history of the site shows that a change of use from an agricultural unit to a dwelling house was permitted under LPA Ref.17/01398/ARN. This change of use has since been completed and the residential dwelling is known as The Old Grey Barn.
- 4.2 The site is approximately 0.2 hectares (0.5 acres), the creation of the paddock is approximately 0.18 hectares (0.45 acres) with the remaining area of the site being used for residential garden.
- 4.3 The site itself consists of a detached two-storey dwelling that sits towards the front of the site. There is an existing direct access from The Cotes with a driveway and parking space for several cars. There is a parcel of land to the rear that currently has agricultural use which is laid to grass. There are farm-like outbuildings adjacent to the application site to the south-east, with a dwelling further south-east along The Cotes. Residential dwellings also sit to the north. There is a railway line and open fields to the west and an open field adjacent to the north-west. The application site is not located within a Conservation Area or in close proximity to a Listed Building or Monument.

## **5.0 RESPONSES FROM CONSULTEES**

- 5.1 Responses were received from the following consultees and are summarised below. The full responses are available on the Council's web site.

### **Parish - 26 September 2023**

Soham Town Council objects to this application on the grounds of loss of good agricultural land.

### **Parish – 20 December 2023**

Soham Town Council objects to change of use from agricultural land to residential.

Concerns raised regarding access to proposal.

Concerns raised regarding cart-lodge and future development to a residential dwelling suggest conditions placed.

### **Ward Councillors - No Comments Received**

### **Consultee For Other Wards in Parish - No Comments Received**

### **Local Highways Authority - 14 September 2023**

Upon reviewing the plans submitted as part of this application, I have no objection to the application as it does not propose material change to the highway.

### **The Ely Group of Internal Drainage Board - 26 September 2023**

This application for development is within the Middle Fen and Mere Internal Drainage District.

The Board has no objections from a drainage point of view.

The application states that surface water will be disposed of via soakaways. Provided that soakaways form an effective means of surface water disposal in this area, the Board will not object to this application. It is essential that any proposed soakaway does not cause flooding to neighbouring land. If soakaways are found not to be an effective means of surface water disposal, the Board must be re-consulted in this matter, as the applicant would need the consent of the Board to discharge into any watercourse within the District.

### **Cadent Gas Ltd - 13 September 2023**

Your planning application - Holding objection

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application which is in the vicinity of our gas asset/s. We are placing a holding objection on the proposal whilst our engineering team reviews the available information. We will be in touch once we have reviewed the proposals in more detail. In the meantime, we may contact you for more information to help us make the decision.

### **Cadent Gas Ltd - 15 September 2023**

After receiving the details of your planning application, we have completed our assessment. We have no objection in principle to your proposal from a planning perspective.

We have a 6-inch ST IP pipeline in the vicinity of the works area which will need to be protected at all times, this has an easement in place with BPD distances which

must not be encroached upon, crossed over or anything built or placed/stored on or over the pipeline, in or on top of the mains or easements.

The ground levels must not be altered over the pipelines or in the easements.

No mechanical excavation within 3m of the pipelines without plant protection present.

Cadent Gas will need to be further contacted before works start to ensure safety practices and protection methods in relation to our high -pressure assets are in place before works start and throughout the life of the project if required.

Protection may be required on the bell mouth entrance into the site crossing the IP pipeline.

Any damage or any action that puts the pipeline at risk will be reportable to the HSE. Please refer to MAHP and the BPD noted below.

What you need to do

Please review our attached plans, which detail the Cadent gas asset/s in the area. If your application affects one of our high-pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details, visit [www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm](http://www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm). The HSE may wish to apply more stringent criteria for building proximity after assessment. Please ensure that you formally consult with them before you proceed. In order to help prevent damage to our asset/s, please add the following Informative Note into the Decision Notice:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of a High Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation.

The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:

- Specific MAHP BPD (15 METERS MIN)
- Specific IP BPD (3 METERS MIN)
- Specific AGI BPD (based upon the hazardous area zoning)10 METERS MIN

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution.

Your responsibilities and obligations

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This

limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.  
If you need any further information or have any questions about the outcome, please contact us at [box.eaplantprotectionops@cadentgas.com / quoting your reference at the top of this letter.

### **Network Rail - No Comments Received**

- 5.2 A site notice was displayed near the site on 8 September 2023 and a press advert was published in the Cambridge Evening News on 14 September 2023.
- 5.3 Neighbours – Two neighbouring properties were notified, and no responses were received.

## **6.0 THE PLANNING POLICY CONTEXT**

### 6.1 East Cambridgeshire Local Plan 2015 (as amended 2023)

GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy and water efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
COM 7	Transport Impact
COM 8	Parking Provision

### 6.2 Soham Neighbourhood Plan

On 1 November 2023, Soham Town Council commenced ‘regulation 14’ consultation on an emerging Neighbourhood Plan for Soham and Barway. This is the first of a minimum of two consultation rounds, which will then be followed by independent examination and, should it proceed this far, a referendum. The plan is therefore classed as an emerging plan but, considering its very early stage in the preparation process, very little weight is given to it at the present time.

### 6.3 Supplementary Planning Documents

Design Guide SPD  
Climate Change SPD  
Natural Environment SPD

### 6.4 National Planning Policy Framework 2023

- 2 Achieving sustainable development
- 4 Decision-making
- 12 Achieving well-designed places
- 14 Meeting the challenge of climate change, flooding, and coastal change

### 6.5 Planning Practice Guidance

## **7.0 PLANNING COMMENTS**

The main considerations in the determination of this application are the principle of development, visual and residential amenity impacts and highway safety. Matters of ecology and climate change.

### **7.1 Principle of Development**

- 7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions on planning applications be made in accordance with the adopted Development Plan unless material considerations indicate otherwise. The adopted Development Plan is the East Cambridgeshire District Council Local Plan (“Local Plan”), 2015 (as amended 2023).
- 7.1.2 The site is situated outside of the defined development envelope of the Parish of Soham and therefore is considered to be in the countryside, as set out within Policy GROWTH 2 of the Local Plan (as amended 2023).
- 7.1.3 Policy GROWTH 2 of the East Cambridgeshire Local Plan, 2015 (as amended 2023) states that outside defined development envelopes, development will be strictly controlled, having regard to the need to protect the countryside and the settings of towns and villages. Development will be restricted to the main categories listed in the policy and may be permitted as an exception, providing there is no significant adverse impact on the character of the countryside and that other Local Plan policies are satisfied.
- 7.1.4 The proposal seeks the change the use of existing agricultural land to part domestic garden and part paddock land for grazing and the construction of a cart-lodge for incidental use. The provision of a cart-lodge and change of use of agricultural land to residential curtilage would not accord with the policies contained within the Local Plan and the proposal is therefore considered to be in conflict with the Development Plan in this regard.
- 7.1.5 However, in accordance with s38(6) of the Planning and Compulsory Purchase Act 2004, there are material considerations which are afforded weight in the consideration of the application. Whilst the site is outside the Local Plan’s defined development envelope, it is relevant that part of the application site already benefits from a Class Q consent, whereby the dwelling-house on site has already been converted from an Agricultural Unit. This includes the creation of a curtilage around the dwelling-house forming part of the permitted residential use. This consent was established under Class Q of The Town and Country (General Permitted Development) (England) Order 2015 (as amended), which the policies of the Development Plan do not seek to replicate or indeed preclude as they are established at the national level.
- 7.1.6 The Applicant therefore already benefits from an established principle of a single residential dwelling within the application site. This established principle is a material consideration afforded significant weight in the determination of the application.
- 7.1.7 The dwelling known as The Old Grey Barn, 23D The Cotes, Soham was approved under the LPA application ref. 17/01398/ARN with a small residential garden that extends around the barn with an area of circa 170m<sup>2</sup> (1829 sq ft). The remaining land around the dwelling and this curtilage is considered to be agricultural land.

7.1.8 The areas of the change of use are as follows:

<b>Section</b>	<b>Area in M<sup>2</sup></b>	<b>Area in ft/acres</b>
Whole site area	c. 2545	c.0.5 acres
Dwelling Floor area	c. 158	c. 1700 sq ft
Existing garden incl parking area	c. 170	c. 1829 sq ft
Proposed garden increase incl Cart-lodge floor area & driveway	c. 372	c. 4004 sq ft
Total proposed garden area incl Cart-lodge floor area & driveway	c. 542	c. 5834sq ft/0.134 acres
Remaining Area as Paddock	c. 1845	c. 0.45 acres

7.1.9 With regard to the enlargement of the domestic curtilage of the proposed dwelling beyond that established under the Class Q consent, it is acknowledged that this would result in further encroachment into the countryside and would be in conflict with GROWTH 2 of the Local Plan.

7.1.10 However, it is considered that the Class Q consent is a material consideration of substantial weight to warrant a departure from GROWTH 2 in terms of allowing the creation and/or the enlargement of the domestic curtilage as proposed. This being that the existing position has created a residential use and curtilage within the countryside otherwise not permitted by the Development Plan. Further to this, it is also acknowledged that the curtilage consented under the Class Q application is disproportionate to that conventionally expected for rural dwellings, allowing currently for the parking of two vehicles and a very small private amenity space. An enlargement to this curtilage is therefore considered a betterment to future occupiers of the prospective dwelling in terms of residential amenity.

7.1.11 With regard to the residential curtilage proposed, it is considered to be physically well-placed in close proximity to the dwelling-house and is not deemed to be a significant increase in size (c. 372m<sup>2</sup>), when considered to the whole site area (c.2545m<sup>2</sup>). It is considered that the proposed domestic curtilage would not result in significantly detrimental harm to the character and appearance of the countryside. The site is currently laid to grass with a post and rail fence around the site and is not in use for agriculture.

7.1.12 The proposed area to be used as a paddock for grazing (c.1845m<sup>2</sup>), would form the predominantly greater portion of the proposed use, which is already laid to grass. A change of use to the curtilage would not seem out of place due to the near proximity of 23 The Cotes which has a residential curtilage that extends right to the rear south-western boundary which is in line with the applicant's proposed rear boundary for the paddock.

7.1.13 The land is currently not farmed and would be used in the future as paddock land. This would not prevent it being farmed sometime in the future if it was required for food production. Whilst the Town Council have raised concerns with the loss of fertile agricultural land, it would not prevent it being used in the future for agricultural purposes as the use would not lead to the soils becoming damaged.

- 7.1.14 Whilst precedent is not a reason to consider an application acceptable, there have been recent approvals for similar proposals within the district where you can draw similarities. There has recently been a similar application in the Witchford Parish, approved at Planning Committee (4<sup>th</sup> October 2023) under application 23/00775/FUL, for a change of use of agricultural land to residential amenity land/curtilage. The approved application was for a larger area of land which would be classed as residential domestic curtilage.
- 7.1.15 The current application is considered to be similar to 23/00775/FUL in that the proposed enlargement to the curtilage is considered a betterment to future occupiers of the dwellinghouse and is considered that the proposed domestic curtilage would not result in significantly detrimental harm to the character and appearance of the countryside. To ensure these areas are maintained and not eroded by domestic paraphernalia a condition could be appended to restrict any additional outbuildings or structures without first requiring permission from the Local Planning Authority.
- 7.1.16 With regard to construction of a cart-lodge as an incidental outbuilding. By virtue of its design and siting, it is considered that the creation of a cart-lodge incorporating a garage, carport and store is considered compatible with the residential use of a new dwelling-house. The cart-lodge is considered to assimilate well with the existing built-form immediately adjacent the site to the south and harmonise with the existing materials on the dwelling-house completed under the Class Q consent. Whilst the visual and residential impacts are to be considered in greater detail elsewhere within this report, it is considered that the proposal would result in an acceptable impact upon the character of the countryside.
- 7.1.17 As per the reasons as stated further in this report, the proposed change of use to garden land and paddock land and the construction of a cart-lodge are not considered to cause any significant adverse impact on the character of the countryside and as such can be considered acceptable. In accordance with Section 38(6) of The Planning and Compulsory Purchase Act 2004 (as amended), whilst the proposed development is contrary to Policy GROWTH 2 of the Local Plan by virtue of its siting outside of the defined development envelope of Soham consent for a residential dwelling in this location (established under LPA Ref. 22/00745/ARN) is considered to result in an overriding material consideration of significant weight that would warrant a departure from the Development Plan in this particular instance. For the reasons provided above and in subsequent sections of this report, the proposed development is also considered to protect, conserve, and enhance the character and appearance of the countryside, satisfying a key objective of Policy GROWTH 2 of the Local Plan.

## **7.2 Visual Amenity**

- 7.2.1 Policy ENV 1 of the East Cambridgeshire Local Plan, 2015 (as amended 2023) states that development proposals should ensure that they provide a complementary relationship with the existing development and conserve, preserve and where possible enhance the distinctive and traditional landscapes and key views in and out of settlements. Policy ENV 2 states that development proposals ensure that the location, layout, massing, materials, and colour of buildings relate sympathetically to the surrounding area.
- 7.2.2 The proposal seeks the change of use of agricultural land to part garden land and part paddock land for grazing and the construction of a cart-lodge. The area to change use

to residential garden would be c. 372m<sup>2</sup> (4004 sq ft) and the area to change to paddock use would be c.1845m<sup>2</sup>. (19,000sq ft/c. 0.45 acres) The residential garden and paddock area will be separated by post and rail fencing. The land at present is all laid to grass with the exception of an access driveway already in place.

- 7.2.3 Whilst the proposed garden land and paddock land does extend into the countryside, it does not extend any further than the residential gardens in very close proximity to the site. 23 The Cotes, the nearest neighbour to the south-east has a residential garden that extends to the rear of the property up to the railway line boundary, the same as this application. The residential garden will remain very close around the dwelling, with the majority and the main part of the land being changed to paddock use. It is considered that the main area that is visible will be laid to grass and as such would not have a detrimental impact on the countryside.
- 7.2.4 Turning to the proposed development within the site. The cart-lodge will be positioned to the rear of the property adjacent the south-eastern boundary. Whilst it would have views from the public realm, it is not considered to be out of place when viewed in context within the vicinity of the barns/outbuildings positioned in the adjacent land. The design and scale of the cart-lodge is in keeping with the scale of the host dwelling and the materials proposed are all to match the existing which would assist towards harmonising the development to the original dwelling. It is considered that the proposal would preserve the character and appearance of the area and as such, would not have a detrimental impact on the countryside. On this basis it is considered that the proposal complies with ENV1 and ENV2 of the East Cambridgeshire District Council Local Plan 2015 (as amended 2023).

### **7.3 Residential Amenity**

- 7.3.1 Policy ENV 2 of the East Cambridgeshire Local Plan, 2015 states that new development will be expected to ensure that there is no significantly detrimental effect on the residential amenity of nearby occupiers and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.
- 7.3.2 The application site is located to the rear of The Old Grey Barn, 23D The Cotes, Soham, CB7 5EP. There are farm outbuildings adjacent the boundary to the south-east and open fields to the north-west and west. The nearest neighbours are 23 and 24 The Cotes.
- 7.3.3 The siting of the cart-lodge would be located to the rear of the host dwelling and adjacent the south-western boundary. It has a separation distance of approximately 11m (36ft) from the farm outbuildings to the east and would, therefore, not be considered to cause harm through overshadowing or overbearing.
- 7.3.4 The cart-lodge would face the proposed driveway and as such, is not considered to cause harm to residential amenity to nearby occupiers from this aspect. Whilst windows have been proposed on the side gable ends of the store area, these will be conditioned as obscured glass to ensure no potential over-looking or loss of privacy will occur.
- 7.3.5 Whilst the addition to the residential garden would increase the overall residential garden to the dwelling, the use of the site by a single residential property is not

considered to result in any significant impacts to residential amenity. The change of use to paddock land is also not considered to create any concerns.

- 7.3.6 The proposal is considered not to result in any significant adverse impacts to the residential amenity of neighbouring occupiers and is therefore considered to comply with Policy ENV 2 of the East Cambridgeshire Local Plan, 2015 (as amended 2023).

## **7.4 Ecology**

- 7.4.1 Policy ENV 7 of the East Cambridgeshire Local Plan, 2015 states that all applications for development that may affect biodiversity and geology interests must be accompanied by sufficient information to be determined by the Local Planning Authority, including an ecological report, to allow potential impacts and possible mitigation measures to be assessed fully. It also states that all development will be required to protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features, such as trees, hedgerows, woodland, wetland, and ponds. Policy ENV 1 states that development proposals should protect, conserve and where possible enhance the pattern of distinctive historic and traditional landscape features such as watercourses, characteristic vegetation, individual and woodland trees, field patterns, hedgerows and walls and their function as ecological corridors for wildlife dispersal. Policy ENV 2 states that all development proposals will be expected to make efficient use of land while respecting the density, urban and village character, public spaces, landscape, and biodiversity of the surrounding area.

- 7.4.2 The Council has adopted the Natural Environment SPD which states that all developments must result in biodiversity net gain. Whilst, no improvements have been submitted, a condition can be appended requiring a biodiversity scheme.

- 7.4.3 The applicant proposes to erect a cart-lodge within an area of land currently for the purpose of agriculture. However, the land is currently laid to grass and historic views of the site dating back to 2010, show that the site has been unkept grassland since that time. The applicant seeks to retain the grass and the development is considered a sufficient distance away from the rear boundary hedgerow to minimise any potential damage.

- 7.4.4 The proposal is therefore considered to comply with Policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan, 2015 (as amended 2023) and the Natural Environment SPD subject to a condition requiring some biodiversity improvements.

## **7.5 Highways/Access**

- 7.5.1 Policy COM7 states that proposals should provide a safe and convenient access to the highway network. The proposal does not change the existing access and the Highways Officer has advised that he holds no objection as there is no proposed material change.

- 7.5.2 Policy COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023), requires proposals to supply appropriate car parking. The proposal would allow off-road parking for at least two vehicles in line with the Council's car parking standards.

- 7.5.3 The proposal would therefore comply with Policies COM7 and COM8 of the Local Plan 2015 (as amended 2023).

## 7.6 Climate Change

7.6.1 Local Plan Policy ENV4 states: *'All proposals for new development should aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable'* and *'Applicants will be required to demonstrate how they have considered maximising all aspects of sustainable design and construction.'* The adopted Climate Change SPD encourages all development to include sustainability measures within their proposal. No measures have been put forward as part of the application, however, this would form a reason for refusal in its own right.

## 7.7 Planning Balance

7.7.1 Whilst the proposed development does not accord with policy GROWTH 2 as it does not fall within one of the exemptions for development in the countryside, it would not cause any harm to the character of the countryside which is a key aim of policy GROWTH 2.

7.7.2 The proposal is considered to be acceptable in all other aspects including impacts of the proposal upon the character and appearance of the surrounding area and impacts on the amenity of neighbouring occupiers. The proposal complies with all relevant Local Plan policies regarding those considerations. It is therefore considered that no demonstrable harm would arise from the proposed development. The application is therefore recommended for approval.

## 8 APPENDICES

Appendix 1: Recommended Conditions

### Background Documents

17/01398/ARN

16/00110/ARN

National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

## APPENDIX 1 - 23/00815/FUL Conditions

1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
508/P/02	C	16th November 2023
508/P/03	Location Plan	21st July 2023
508/P/01		21st July 2023
508/P/03	Land Use Plan	31st August 2023

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The materials to be used in the construction of the external surfaces of the development shall be either:
  - a. As detailed on drawing no. 508/P/01; or,
  - b. Submitted to and approved in writing by the Local Planning Authority prior to their use in the construction of the development.

All works shall be carried out in accordance with the approved details.

- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modifications), no development within Class(es) E of Part 1 of Schedule 2 of the Order shall take place on site unless expressly authorised by planning permission granted by the Local Planning Authority.
- 4 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 5 Within 3 months of the date of this Decision Notice a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed within 6 months of the date of this Decision Notice and thereafter maintained in perpetuity.
- 5 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 6 The first-floor windows in the north-west and south-east elevation shall be glazed using obscured glass and any part of the window(s) that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.
- 6 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).