

21/00418/FUL

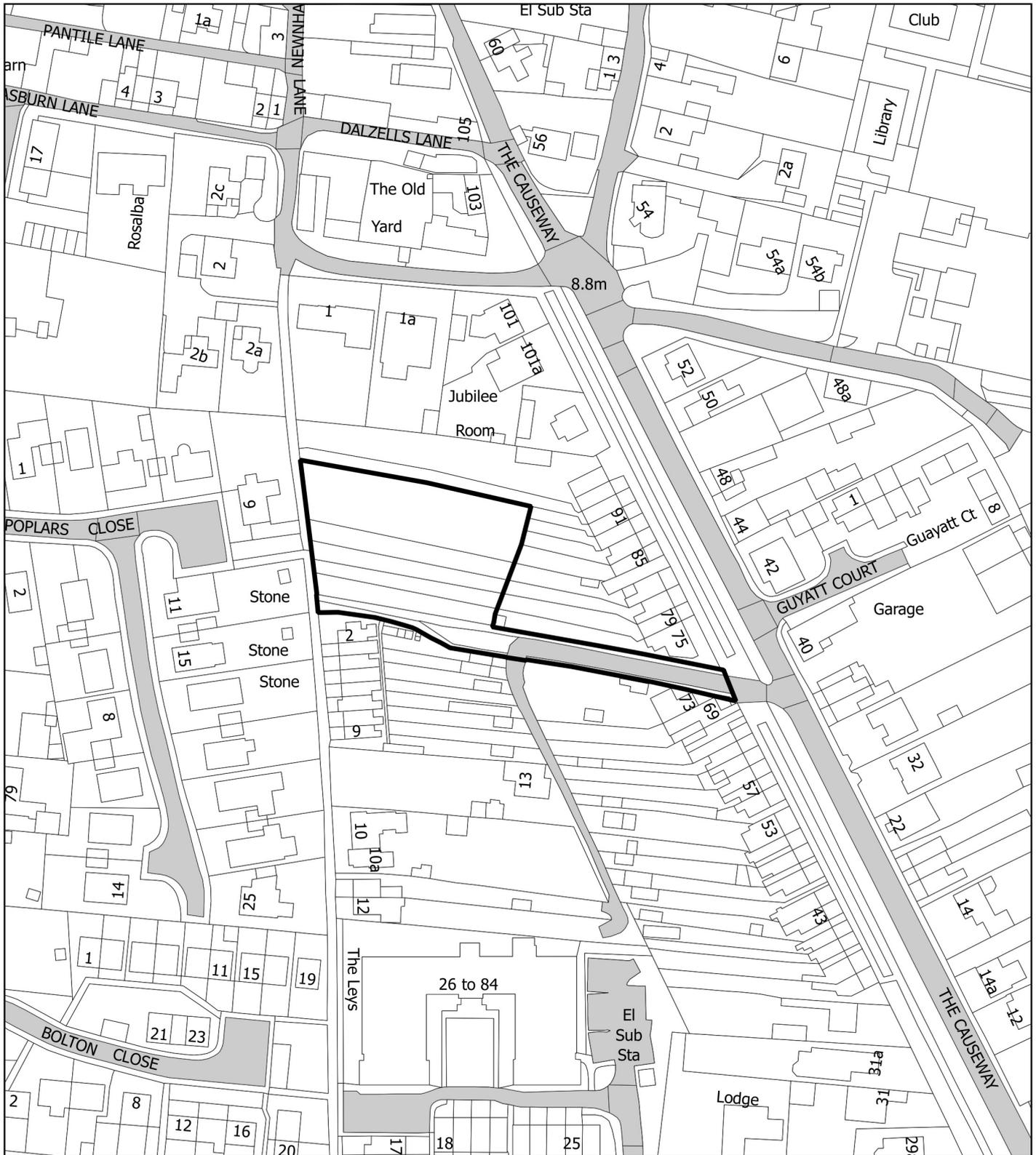
Land To The West Of 75-91 The Causeway
Burwell
Cambridgeshire

Residential development of 6 dwellings with associated landscape works

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<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQ2JOYGGNI00>





21/00418/FUL

Land To The West Of 75-91
The Causeway
Burwell



East Cambridgeshire
District Council

Date: 24/08/2022
Scale: 1:1,500



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MAIN CASE

Reference No: 21/00418/FUL

Proposal: Residential development of 6 dwellings with associated landscape works

Site Address: Land To The West Of 75-91 The Causeway Burwell
Cambridgeshire

Applicant: Luna Developments (Red) Ltd

Case Officer: Dan Smith Planning Team Leader

Parish: Burwell

Ward: Burwell
Ward Councillor/s: David Brown
Lavinia Edwards

Date Received: 16 March 2021 **Expiry Date:** 9 September 2022
Report Number X45

1.0 **RECOMMENDATION**

1.1 Members are recommended to APPROVE the application subject to the following conditions. The full conditions can be read in full on the attached appendix A.

1. Approved Plans
2. Timescale
3. Biodiversity mitigation
4. AIA and TPP
5. Surface water drainage
6. Foul water drainage
7. Construction Environmental Management Plan
8. Junction and access improvements
9. Energy and Sustainability statement
10. Piling Method Statement
11. Hard Landscaping
12. Boundary treatments
13. Soft landscaping
14. Fire hydrants
15. Materials including fenestration
16. Contamination
17. Construction Hours
18. Laying out of parking and turning area

- 19. Ecological enhancement including management plan
- 20. Adequate drainage of highway
- 21. Restrictions on gates
- 22. Obscure glazing of windows
- 23. Removal of Permitted Development rights for extensions and porches
- 24. Removal of Permitted Development rights for fences

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks full planning permission for the erection of six dwellings and associated hard and soft landscaping works. The application has been amended since it was originally submitted to remove one of the seven dwellings originally proposed as well as changes to the siting, orientation and design of the remaining six dwellings and the removal of the garages originally proposed.
- 2.2 The dwellings are proposed to be brought forward as three semi-detached pairs. They would take the form of two storey pitched roof houses with two storey and single storey rear projections. While two storey, pitched roof dwellings in terms of their form, they would provide rooms in the roof served by roof windows. The three pairs of dwellings are uniform in design and are 9.2 metres (~30 feet) high, 5.4 metres (~18 feet) to the first floor eaves, 9.2 metres (~30 feet) wide, 8.8 metres (~29) in gable span with the two storey rear elements projecting out 2.5 metres (~8 feet) and the single storey elements a further 2.5 metres (~8 feet).
- 2.3 The application proposes access to the site via the unmade lane off The Causeway. Alterations to the junction with The Causeway would be made as part of the application and the lane would be resurfaced. The application proposes a parking and turning area to the eastern portion of the site with the dwellings located centrally in a row running north to south and with private rear gardens to the west.
- 2.4 As detailed in the planning history section below, the site has previously benefitted from permissions to allow a total provision of six dwellings on the site. Two of those dwellings were permitted in detail via an outline and reserved matters application and four were permitted in outline with all matters reserved. The two dwellings permitted in detail are of a similar height to the dwellings proposed in the current application. Both the detailed permission for two dwellings and the outline permission for four additional dwellings have expired within the last 12 months.
- 2.5 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.eastcambbs.gov.uk/online-applications/>.
- 2.6 The application has been referred to planning committee at the request of district councillor Lavinia Edwards. Councillor Edwards states that Burwell Parish Council has requested that she call the application in and that the Parish Council voted to oppose the application on the basis that the amendments did not resolve any of the issues raised when the application was first considered and their initial objections still stand. She states she would like to call it in on the grounds that it will have a major impact on the properties adjacent to the development and other properties, residents and pedestrians using The Causeway and The Leys.

3.0 PLANNING HISTORY

3.1

18/00090/OUT	Construction of four new dwellings	Approved	28.09.2018
18/01529/RMA	Reserved matters for the construction of two new dwellings	Approved	12.04.2019
17/00918/OUT	Construction of two new dwellings	Approved	22.09.2017
16/00938/FUL	New 2 bed bungalow	Refused	29.11.2016

4.0 THE SITE AND ITS ENVIRONMENT

4.1

The main body of the application site is comprised of undeveloped land which was formerly the rearmost portion of the gardens of several properties on The Causeway. The site currently has the appearance of untended garden with a mixture of improved grassland, several trees within the central area and a line of scrub and bramble along the southern side. The site is enclosed by low fencing on the north, south and east sides and by a hedge and trees on the western boundary with the pedestrian footpath. The southern boundary with the access has become subsumed into the bramble. The access from The Causeway is an unmade road in a relatively poor state of repair for much of its length.

4.2

The main body of the site is approximately 1,950m² (~0.48 acre) in area with the access way and track comprising another 700m² (~0.17 acre).

4.3

The access way serving the site currently provides vehicle access to the rears of several properties on The Leys and The Causeway. The line of a public footpath (PROW) also runs along the access.

4.4

The site is located within the development envelope of Burwell and within its Conservation Area. To the east of the site are the terraced properties on The Causeway and their gardens. To the west is a pedestrian footpath separating the site from The Poplars development of bungalows and their gardens. To the south is a terrace of properties on The Leys with further gardens and the properties of Newnham Lane to the north. The site is located within Flood Zone 1.

5.0 RESPONSES FROM CONSULTEES

5.1

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

Burwell Parish Council - 14 April 2021, 27 October 2021 and 26 May 2021

Initially objected on the basis of:

- Poor Access Road
- Overdevelopment of the site

As well as referring to all issues raised in previous applications for this site as follows:

- Access road/footpath from the Causeway to the proposed properties is not suitable for any further traffic. Should permission be granted requests that the access road is bought up to the necessary standard and is adopted by Highways.
- Parking provision.
- Capacity of the drainage system.
- Impact on the Conservation Area.
- Height of the properties
- Overlooking and privacy
- Provision for waste collection.
- Replacement of any trees removed.

Was subsequently consulted on the amended scheme now under consideration and has responded that it does not consider that these amendments resolve any of the issues raised previously regarding highway safety, crossing over the footpath, access obstruction, flooding. States that a definite divide is required between the Leys public footpath and the road and that the proposed development will have a major impact on around 30 properties in the area.

Local Highways Authority - 10 June, 19 October 2021 and 14 April 2022

In respect of the initial revisions removing the seventh dwelling from the scheme and some additional information provided subsequently, the LHA commented that the revised submission did not dimension the access and demonstrate it was of adequate width for two vehicles to pass, nor did it demonstrate that the turning provision shown within the site was inadequate. It suggested providing vehicle tracking to demonstrate adequate access and turning. It noted that the application lacked information regarding the access and any necessary changes to accommodate the intensification of use. Noted the overprovision of parking on site and that any comments from the Definitive Map Officer regarding the impact upon Footpath 35/21 should be considered. Noted that it is an offense to discharge private surface water onto public highway. This includes the discharge of private water (e.g., from the parking court) onto a public right of way and that the LHA does not consider permeable surfacing a suitable means of surface water drainage in isolation.

In response to the latest scheme of drawings the LHA notes that the latest revised scheme addresses most of its previous comments. It notes the requirement that the scheme would still need to ensure that the private surface water is not discharged onto the public highway including from the parking courtyard onto a public right of way. It notes that some minor refinement to the plans for the bell mouth access onto the Causeway is required but this can be undertaken at the detailed design stage post planning. States that it does not object to the proposed development on highway grounds. Requests conditions be applied restricting any gating of the access, requiring the provision, surfacing and drainage of the parking and turning areas, and the prevention of surface water discharge onto the highway

Waste Strategy (ECDC) - 15 April 2021

States that as is no suitable place for waste vehicles to turn within the development, all bins and bags from all properties will need to be presented at the adopted highway on The Causeway. States it will not enter private property to collect waste

receptacles and notes its prerogative to charge for the provision of waste receptacles.

Later confirmed that properties on The Leys currently drag their bins to The Causeway for collection and that new owners of new dwellings would either need to do the same. Alternatively, if the access road was brought up to adoptable standards and turning provided, they could be collected from the site.

Asset Information Definitive Map Team – 20 May 2021

Notes that Public Footpath No. 21 Burwell follows the line of the existing access road. States that while it does not object to this proposal, the applicant should be aware of the presence of the public footpath, its legal alignment and width which may differ from what is available on the ground. It notes that if the applicant requires to temporarily close public rights of way whilst construction work is ongoing, Temporary Traffic Regulation Orders (TTROs) would be required. It states that it does not own the footpath nor does it know who does, but that the applicant will need to satisfy themselves of this. States that there is no legally defined and recorded width for the footpath and it cannot advise what it would be. As the dimensions are not known, it cannot guarantee that the applicant would be able to improve the footpath to secure a road and footway to an adoptable standard that may be required by the Local Planning Authority (LPA). Advises that the applicant therefore would proceed with any development that might affect the highway at their own risk. Requests informatives including those regarding the need to keep the footpath open and unobstructed, not to use it for access to the site unless the applicant is sure they are authorised to do so, the need for consent to any alterations to the footpath surface, and the responsibilities regarding maintenance of boundaries.

Cambridge Ramblers Association - 8 April 2021

Expressed concern regarding the impact of additional traffic on the public footpath which forms the vehicular access to the site, noting its poor condition and need of improvement. Requests that hedging alongside the southern boundary of the site with the public footpath is retained.

ECDC Trees Team - 19 July 2021

Initially commented that due to the presence of trees in proximity to the development an Arboricultural Impact Assessment (AIA) is required prior to determination of the application to provide information to show how trees/hedging worthy of retention would be sustainable and justification and mitigation measures for any tree removal proposed.

Clarification has since been provided by the applicant on which trees will be retained and which would be removed. Furthermore, the application has been amended to relocate the dwellings away from the rear boundary of the site.

The Trees Officer has since considered the scheme and is now content with the application, subject to conditions requiring the submission of an Arboricultural Impact Assessment and a Tree Protection Plan and a soft landscaping scheme.

Conservation Officer - 16 April 2021, 21 May 2021

Initially recommended amendments to the original scheme for seven dwellings noting that plot 7 on the original scheme was an anomaly in siting and design and should be omitted. Stated that plots 1-6 are of a similar scale and design to those approved in 2018, although considered that they would make more sense as a terrace.

Subsequently removed his objection when the dwelling on plot was removed from the scheme noting that the scheme represented a reversion to the 6 unit scheme previously permitted.

Was later consulted on the relocation of the buildings more centrally on the site and their reorientation through 180 degrees. Did not object to those revisions but requested that the rear two storey elements on the dwellings, which would face the footpath to the west, be redesigned to have narrower spans under individual pitched roofs. Those amendments were made and the Conservation Officer has no objection to the current scheme.

Cambs Wildlife Trust – 9 November and 1 December 2021

Initially raised questions regarding the submitted ecological appraisal in respect of the characterisation of the habitats on site, the compensation for loss of planting and scrub, the classification of the suitability of the site for reptiles and amphibians and potential mitigation.

Subsequently the applicant has provided additional ecological information and Cambs Wildlife Trust has considered this. It is content that it has addressed the necessary aspects. Regarding reptiles, whilst content with a precautionary approach, the Trust requests the provision of some replacement reptile, perhaps in the base of the retained hedgerow. It recommends that all the mitigation recommendations made in the submitted appraisal plus replacement refuges for reptiles, be secured by way of a suitably worded planning condition. It also requests that information be supplied to new residents explaining the features for wildlife, so that these are maintained and looked after long-term and suggests requesting a Biodiversity Management Plan to be produced later in the project.

It has also considered the potential impact to Great Crested Newts and initially advised that further investigation of off-site ponds not mentioned in the applicant's ecological assessment be undertaken. It has since accepted this development into their District Licencing Scheme and issued a conservation payment certificate, ensuring off-site compensation for GCN habitat. It considers that Great Crested Newt issues have been satisfactorily dealt with.

Environmental Health - 24 March 2021

Does not object to the proposed development but requests conditions in respect of construction hours and the submission of a Construction Environmental Management Plan and, in the event that piling is required, a piling method statement.

Cambridgeshire Fire And Rescue Service - 6 April 2021

Requests that adequate provision be made for fire hydrants via s106 agreement or planning condition.

Cadent Gas Ltd - 17 May 2021

Notes that there is low or medium pressure gas pipework and associated equipment in the vicinity of the site. The map provided by Cadent Gas shows this is in the public highway on The Causeway and under part of the public footpath to the rear of the site. Refers the applicant to its standard guidance applicable when working in the vicinity of pipelines.

CCC Growth & Development - No Comments Received

Ward Councillors

Councillor Edwards called-in the application as detailed in paragraph 2.4 above.

5.2 A site notice was displayed near the site on 30 March 2021 and a press advert was published in the Cambridge Evening News on 1 April 2021.

5.3 **Neighbours** – 41 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

Responses raised by residents of 17 properties related to:

- Affects Conservation Area
- Affects public views
- Affects public views
- Affects street scene
- Affects a Right of Access
- Affects a Right of Way
- Biodiversity
- Footpath construction
- Form and character
- Foul water drainage
- Groundwater issues
- Highway safety including during construction
- Impact on trees
- Landscape impact
- Loss of privacy
- Noise sensitive
- Over bearing
- Over looking
- Over shadowing
- Parking and Turning
- Pollution issues
- Residential amenity
- Surface water drainage
- Visual amenity

6.0 The Planning Policy Context

6.1 *East Cambridgeshire Local Plan 2015*

GROWTH 2 Locational strategy

GROWTH 3 Infrastructure requirements

GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 11	Conservation Areas
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

Design Guide – Adopted March 2012

Flood and Water – Adopted November 2016

Contaminated Land: Guidance on submitted Planning Application on land that may be contaminated - Adopted May 2010

Developer Contributions and Planning Obligations – Adopted May 2013

Natural Environment SPD – Adopted September 2020

Climate Change – Adopted February 2021

Burwell North Street Conservation Area SPD – adopted February 2008

6.3 National Planning Policy Framework 2021

Section 2	Achieving sustainable development
Section 4	Decision-making
Section 5	Delivering a sufficient supply of homes
Section 6	Building a strong, competitive economy
Section 9	Promoting sustainable transport
Section 11	Making effective use of land
Section 12	Achieving well-designed places
Section 14	Meeting the challenge of climate change, flooding and coastal change
Section 15	Conserving and enhancing the natural environment
Section 16	Conserving and enhancing the historic environment

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

7.1 The main planning considerations in this case are the principle of the development, the impact on residential amenity, visual amenity including the historic environment, highway safety and parking, ecology and trees, flood risk and drainage and sustainability.

7.2 Principle of Development

7.3 The application site is located within the development envelope of Burwell. Local Plan policy GROWTH 2 provides the hierarchy for development with the district and directs that the majority of development will be focused on the market towns of Ely,

Soham and Littleport with more limited development taking place in villages with a defined development envelope. Burwell is one such village. GROWTH 2 states that within defined development envelopes housing will normally be permitted provided there is no significant adverse effect on the character and appearance of the area and that all other material planning considerations are satisfied.

- 7.4 Those detailed material planning considerations are discussed in detail below, however given the location of the housing within a defined development envelope within the settlement of Burwell, the proposed housing is considered to be acceptable in principle.
- 7.5 Residential Amenity
- 7.6 The site occupies land to the rear of several terraced dwellings on The Causeway. It also sits to the north of the terrace of dwellings on The Leys and to the East of the bungalows on The Poplars, separated from those dwellings by the pedestrian footpath. To the north of the site are the long rear gardens of several of the terraced properties on The Causeway separating the site from properties further north on The Causeway and Newnham Lane.
- 7.7 The scheme initially submitted was considered in respect of its impact on the residential amenity of the occupiers of neighbouring dwellings. Amendments have since been made to the location and orientation of dwellings on the site in part to try to resolve the issue of overlooking which officers considered was unacceptable in respect of the neighbouring properties to the west, in particular the bungalows nos. 9 and 11 The Poplars.
- 7.8 The revised scheme under consideration in this application would see the dwellings sited at least 15 metres (~49 ft) from the western boundary of the site and at least 20 (~66 ft) metres from the eastern boundary of the site. They would also be situated approximately 15 metres (~49 ft) from the rear garden boundaries with the dwellings to the north of the site on Newnham Lane. At these distances, the impact of the built development on those neighbouring dwellings and their gardens would be acceptable and the two proposed two houses would not result in any significant overshadowing, over bearing or visual intrusion.
- 7.9 The closest neighbouring property to the proposed built development would be no. 2 The Leys to the south of the site which would be separated from the development by the public footpath and grassed amenity strip. The nearest proposed dwelling would be approximately 6 metres (~20 ft) from the side elevation of the dwelling and its rear offshoot. The proposed dwellings would be largely outside the line of the rear offshoot of no. 2, however they would be located to the north, meaning there would not be any direct overshadowing or significant loss of light and due to the position of the windows in the neighbouring property facing front and rear, the proposed dwelling would not be visually intrusive to the neighbour. Given the special separation and the intervening use as a public footpath, the nearest proposed dwelling is also not considered to result in an overbearing impact or visually intrusion to the garden area to the rear of no. 2.
- 7.10 The northernmost proposed dwelling would sit close to the boundary of the site with the garden areas of the dwellings on The Causeway. Consideration has been given

to the impact of the two storey gable end on those gardens. The proposed dwellings would be visible from the rear gardens of the dwellings on The Causeway and would create some loss of light and overshadowing of the parts of the gardens immediately to the north of the site, however these areas are a considerable distance from the main dwellings in a location which is less likely to be relied upon for day-to-day ancillary use with the dwellings. While some overshadowing and loss of light to the end portions of the gardens would occur, on balance it is not considered that this impact would cause significant harm to the amenity of occupants given the length of the gardens and the distance of these areas from the dwellings.

- 7.11 The impact of the proposed dwellings in respect of overlooking from their windows has also been considered. To the west, the first floor windows would be a minimum of 21 metres (~69 ft) from the garden boundary of No. 11 The Poplars and 25 metres (~82 ft) with the garden boundary of No. 9 The Poplars. At this distance the windows are not considered to result in any significant loss of privacy to those dwellings or their gardens nor to any other properties in that direction. There is some intervening tree planting on the boundary of the site which would further screen those views, however given the distance, it is considered that the impact of the windows on the privacy of those properties would be acceptable in any case. The roof windows are set at a higher level and slightly further away and it is considered that the separation distances between those windows and the properties to the west are also sufficient to ensure no significant impact on privacy.
- 7.12 The front elevations of the proposed dwellings would face towards the dwellings on The Causeway and their gardens, both those dwellings which are directly opposite the site and those further to the north. The distance between the main facing elevations of the proposed and existing dwellings would be a minimum of approximately 30 metres (~98 ft) in each case and would be in excess of 20 metres (~66 ft) to the nearest garden rear boundary of the dwellings which are directly opposite the site. In respect of the existing dwellings further north on the terrace, the angle of any overlooking from proposed windows would be more oblique. The distances between the facing elevations of the proposed and existing dwellings is considered to be sufficient that there would not be any significant window to window overlooking. These distances are well in excess of the minimums required by the Council's Design Guide SPD. In respect of overlooking of gardens, the 20 metres (~66 ft) frontage of the proposed layout between the dwellings and the neighbouring gardens is considered sufficient that there would not be any significant loss of privacy to gardens, particularly considering the mutual overlooking which currently exists between properties on the terrace into neighbouring gardens. The impact of the dwellings on the gardens of the neighbouring dwellings on The Causeway which are to the north of those that directly back onto the development, is also, on balance considered to be acceptable. While the frontage of the development site does not provide the same separation between the houses and those gardens, the angle of the windows does not directly face the gardens and the dwellings are still considered to be far enough away from the garden areas immediately associated with the dwellings that any overlooking would not result in significant loss of privacy or harm to residential amenity.
- 7.13 The properties to the south of the site on The Leys are situated broadly parallel to the row of proposed dwellings and it is not considered that the front or rear facing

windows of the proposed dwellings would result in any significant overlooking of that terrace or its gardens. The proposed first floor windows in the gable end of the nearest dwelling would have the potential to directly overlook the garden to the south of no. 2 The Leys, however it is considered that this impact could be adequately mitigated through via a condition requiring the obscure glazing and fixing shut of those windows.

- 7.14 The dwellings to the north on Newnham Lane are considered to be far enough away and sited at a sufficiently oblique angle that they would not suffer any significant loss of privacy to buildings or gardens from windows in the main elevations of the proposed development. The first floor gable end windows would, however, have a more direct relationship, but as detailed above, these would be required to be obscurely glazed and fixed shut. On that basis, the impact on the privacy of the neighbours to the north is considered acceptable.
- 7.15 The impact of additional noise and disturbance from intensified residential use of the site and the attendant vehicle movements along the access road and in the parking and turning areas has been considered, however given the existing use of the access to serve the properties on The Leys and The Causeway and the distance of the parking area from neighbouring dwellings on The Causeway onto which the parking area backs, it is considered that the increase in noise and disturbance would be relatively limited and within an acceptable level.
- 7.16 In respect of the amenity of future occupiers, the average plot size is in excess of 300m² (~3220 sq. ft) and each of the private gardens of the properties exceeds 50m² (~540 sq. ft) which is the minimum size required by the Council's Design Guide SPD in order to provide an acceptable level of amenity to occupants. Two parking spaces per dwelling are also provided. On that basis, the development is considered to provide a suitable level of for future occupants.
- 7.17 It is therefore considered that the proposed development is acceptable in terms of its impact on residential amenity in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and the Design Guide SPD.
- 7.18 Visual Amenity including the Historic Environment
- 7.19 The principle of the development of the site has been accepted by previous permissions for the site. The current scheme would provide six dwellings in three semi-detached pairs in a linear pattern north to south across the centre of the site with the parking and turning area and front gardens to the east side and the rear gardens to the west.
- 7.20 The location of the dwellings has been amended during the course of the application to provide a more balanced separation between those dwellings and the existing properties to the east and west that they face. This has the result that, as opposed to previous permissions, the line of the dwellings does not continue the building line of the terrace to the south by fronting the footpath to the west. While this earlier approach had some merit in terms of relating the development more directly with the terrace, there are benefits to siting the dwellings more centrally on the site. As well as improving the impact on residential amenity of the dwellings to the west, the re-siting of the buildings would allow for the provision of more

spacious gardens to the properties. It would also place less pressure on the mature trees to the western boundary which would have been likely to be impacted by the previous and approved schemes to build on a line similar to the terrace to the south. As the dwellings are being brought forward in pairs as opposed to a terrace (which is in accordance with advice from the Council's previous conservation officer during the course of previous applications) the need for the buildings to continue the line of the terrace to the south is diminished as the development would have its own distinct character as opposed to reading as a continuation of the terrace. The character of the area is a mix of terraces, semi-detached and detached houses as well as bungalows to the west and it is considered that the proposed scheme has an acceptable layout in response to its context and in taking account of the other constraints on the site.

- 7.21 Concern has been expressed locally regarding the height of the dwellings. At 9.2 metres (~30 feet) high they are relatively tall and would be slightly taller than the terrace to the south and substantially taller than the bungalows to the west. However, the height of the dwellings is very slightly lower than the pair of dwellings which was previously granted planning permission in detail on the site and which were considered acceptable in terms of their scale. Similarly, it is considered that the scale of the dwellings proposed in this application is acceptable in terms of the impact on the streetscene. The elevational treatment of the dwellings is also very similar to those previously approved. The current proposals include rear offshoots at two storey and single storey, the design of which has been improved during the course of the application. These are similar in character to some seen on dwellings to the south and west and is considered acceptable in terms of their scale and design. Overall, the dwellings are considered to be attractively designed in terms of their elevational treatment. The Council's Conservation Officer does not object to the impact of the proposed scheme on the Conservation Area.
- 7.22 The use of high-quality materials, windows and doors would be essential in creating a development which has an acceptable visual appearance. These materials and other elements would be required to be submitted for approval by condition.
- 7.23 In respect of the impact on trees and hedges, the development would require the clearance of the centre of the site but would allow the retention of the significant trees on the western boundary of the site and much of the existing hedging which would be supplemented by additional native hedge planting on that boundary. The Council's Trees Officer is content with the proposed removal of some of the trees on site and the retention of others, provided a suitable tree protection plan is submitted to a high quality soft landscaping scheme including native tree and hedge planting come forward via a planning condition. The current site plan does not show a suitable landscaping scheme. It is over-reliant on close-boarded fencing for boundary enclosure and does not incorporate sufficient hedge planting on any of the boundaries on the site. It is therefore considered necessary to require a full landscaping scheme including boundary treatments via condition, notwithstanding those shown on the current site plan. As certain boundary treatments that could otherwise be implemented under permitted development rights would, in this case, have the potential to cause harm to the visual amenity of the area and the character and appearance of the Conservation Area, it is considered necessary and appropriate to remove permitted development rights for the erection of such boundary treatments.

- 7.24 On the basis of the above, the proposed development is considered to have an acceptable impact on the visual amenity and character of the area and a neutral impact on the character and appearance of the Conservation Area. Subject to conditions, it is considered that the proposed development is therefore acceptable in terms of policies ENV 2 and ENV 11 of the East Cambridgeshire Local Plan 2015
- 7.25 Highway safety and parking
- 7.26 The proposed development would be accessed via the existing access which currently provides vehicle access to the rear of dwellings to the south of the site on The Leys and The Causeway. The condition of the access is relatively poor with variable surface finish and potholed areas. The previous permissions for the site demonstrated that the existing access could be used to serve the six dwellings permitted. On that basis, the acceptability of the principle of the use of the access is considered to have been established and the impact of the current use would not be significantly different.
- 7.27 The Local Highways Authority (LHA) has been consulted on several iterations of the plan for the access. It does not object to the intensification of the use of the access which is currently used to access several properties on The Leys and The Causeway, but requested that turning on site be demonstrated and noted that upgrading of the junction of the access with The Causeway, from a cross-over to a bellmouth, would be required to accommodate the intensification in use of the access. These proposals have been broadly indicated on the plan for the site and the LHA is content that the necessary works within the public highway can be accommodated but would need to be detailed and agreed. This matter, as well as the detail of the upgrading of the access shown on the proposed plans would be controlled by a condition requiring a scheme for upgrading the access be submitted for approval prior to the commencement of development.
- 7.28 The Council's Waste Services Team has confirmed that unless the access road was brought up to adoptable standards and adequate turning provided, refuse collections would be made from the junction of the access with The Causeway, which is how collections are currently made from similar properties on The Leys. The Waste Services Team does not object to this arrangement. However, any upgrading of the surface of the access would facilitate current and future residents in the movement of their waste bins to The Causeway on collection day.
- 7.29 The existing access is also along the line of the public footpath 21 and the Cambridgeshire County Council footpaths team has been consulted on the proposal. It notes that information regarding the ownership and legal width of the footpath are unknown and it is the applicant's responsibility to ensure that works to the road and footpath, including the proposed upgrading of the surface and any creation of a separate footway can be lawfully undertaken. It also notes that its consent would be required for any change of surface to the footpath.
- 7.30 The ownership of the access is a matter which falls outside of planning control. The submitted plans indicate that the existing footpath on the access varies in depth and make provision for the ongoing provision of a footway along the access. The detailed scheme for the upgrading of the access, which would be required by condition (as above), would also include a requirement for details of the surfacing of

the access and such resurfacing would need to be separately agreed with the County Council Footpaths Team. On that basis, the development would make adequate provision for the retention of the public right of way.

- 7.31 The proposed development provides 14 parking spaces in total, 12 for residents at a level of two per dwelling and two visitor parking spaces. The provision of two spaces per dwelling is consistent with the Council's adopted parking standards and is considered sufficient provision for the day-to-day needs of occupants. The two additional parking spaces for visitors would also comply with the requirement for up to one visitor space per four dwellings as detailed in the parking standards. Sheds would be provided for each of the properties and it is considered that these could be used to meet the requirement for secure cycle parking at a level of one space per dwelling.
- 7.32 On the basis of the above and subject to conditions, the proposed development is considered to be acceptable in terms of its impact on highway safety and the level of parking provided for within the site, in accordance with policies ENV 2, COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015.
- 7.33 Ecology
- 7.34 The application has been supplemented by an ecological appraisal of the site and the Wildlife Trust has been consulted on the proposals. The site is currently largely covered by improved grassland and several trees, with a tree and unmanaged hedge-lined rear boundary and bramble and scrub on the southern side. The development would result in the removal of the trees located centrally in the site and the scrub on the southern boundary as well as hedge to the rear. The submitted ecological appraisal categorises the overall site as being of low ecological value. The Wildlife Trust initially questioned that categorisation noting the presence of a species rich hedge along the rear boundary, however the applicant's ecologist later confirmed that the hedgerow would be retained with the exception of a 10 metre (~ 33 ft) stretch which consists of non-native species. On that basis, the Wildlife Trust was satisfied with the classification. It recommends ecological mitigation and compensation measures as well as requiring a scheme of biodiversity enhancements based on those detailed within the ecology report but to also include reptile refuges within hedgerow features. These measures would be required by suitable planning conditions.
- 7.35 Concern has been expressed by some neighbours regarding the absence of their garden ponds from the assessment of nearby waterbodies in the submitted ecological assessment. The applicant's ecologist was invited to seek the opportunity to survey those ponds to remedy the omission in their report in respect for the potential for those to serve as Great Crested Newt (GCN) habitat. The applicant's ecologist has reported that despite requesting access to the gardens to survey the ponds, it has not been possible to do this for all of the ponds. They have therefore opted to submit a District Level Licensing Impact Assessment & Conservation Payment Certificate (IACPC) form to the Wildlife Trust which has provided a binding agreement to provide offsite mitigation for the potential impacts on GCN habitat in the area from the development. The Wildlife Trust has confirmed that the off-site contribution is adequate for the number of ponds reported to be within 250m of the

site (even though not all of these were surveyed) and that it is content that any potential impact on GCN habitat has been adequately mitigated by this agreement.

- 7.36 The proposed development is therefore considered to have an acceptable impact on ecology on site and would achieve an acceptable level of enhancement in accordance with policy ENV 7 of the East Cambridgeshire Local Plan 2015 and the Natural Environment SPD.
- 7.37 Flood Risk and Drainage
- 7.38 The site is located within Flood Zone 1 which is land classified as being at the lowest risk of flooding and where residential development is acceptable. The application proposes that the surface water from the development would be managed via soakaways in the rear gardens of the properties and via permeable surfacing in the parking areas.
- 7.39 There is not considered to be any likely impediment to achieving drainage via such measures to ensure the development drains on site without run-off onto adjacent land. As with previously permitted schemes on the site, it is considered that the detail of surface water drainage could be dealt with via condition, including infiltration testing as necessary.
- 7.40 The proposed development also proposes the upgrading of the surface of the access road to a tarmac finish. Again, it is considered that this surfacing could be adequately drained and that the detail of the drainage of that area, including the measures requested by the LHA to ensure no run-off onto the public highway, could be required by condition.
- 7.41 Concern has been raised by the owner of a neighbouring property regarding the impact of the scheme on their borehole supply of water. Provided that surface water from the scheme is drained on site it is not considered that the proposed development would pose a risk to neighbouring properties including any borehole water supply. As detailed above, conditions would be applied to the permission requiring the pre-commencement submission of drainage information which would ensure that surface water could be adequately managed on site without significant surface water run-off.
- 7.42 The application proposes that foul water be disposed of the mains sewer. This is considered an acceptable arrangement and a scheme for the detailed arrangements for foul water disposal would be required by condition. The application drawings note the indicative location of a foul water drain crossing the site and propose a potential diversion of that main should such a diversion be necessary. This would be a matter for agreement between Anglian Water and the developer prior to any works commencing on site which would necessitate the diversion, however details of such a diversion would be expected to be included within the scheme for foul water drainage.
- 7.43 On the basis of the above, the propose development is considered to be acceptable in terms of flood risk and drainage in accordance with policy ENV8 of the East Cambridgeshire Local Plan 2015 and the Flood and Water SPD.

7.44 Other Material Matters

7.45 The Council's policy on sustainable development ENV 4 requires that development consider and maximise all aspects of sustainable design and construction. The application contains minimal information regarding sustainability simply noting that it would comply with the current building regulations and would be designed to meet with a minimum standard as advised with the approved documents part L1 which aims to reduce the environmental impact within the dwelling but also the development as a whole. While this minimal level of information sets out the basic approach to sustainability, further information is required in order to ensure that the development maximises sustainable design and construction and a condition would therefore be applied requiring the submission of an energy and sustainability strategy for the development. On that basis, the proposed development is considered acceptable in respect of policy ENV 4 of the East Cambridgeshire Local Plan 2015 and the Climate Change SPD.

7.46 The site is not considered likely to be contaminated and the application includes a checklist confirming that the previous use of the site is domestic land. Further intrusive investigation of contamination is not considered to be required and a precautionary condition requiring the remediation of any unanticipated contamination is considered adequate in this case. On that basis the proposed development is considered acceptable in terms of potential land contamination in accordance with policy ENV 9 of the East Cambridgeshire Local Plan 2015.

7.47 Planning Balance

7.48 The proposed development is therefore considered to be acceptable in terms of its principle and its detailed impacts in terms of neighbouring amenity, visual amenity and the historic environment, highway safety and parking, ecology, flood risk and drainage, ecology, sustainability and contamination. On that basis, the application is recommended for approval subject to conditions.

8.0 COSTS

8.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.

8.2 Unreasonable behaviour can be either procedural i.e. relating to the way a matter has been dealt with or substantive i.e. relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.

8.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.

8.4 In this case members' attention is particularly drawn to the following points:

- The location of the site within the development envelope;
- The design and layout is considered to be acceptable and there are no significant impacts on residential amenity;
- The previous permissions for six dwellings on site;
- The lack of objection from statutory consultees.

9.0 APPENDICES

9.1 Appendix 1 - Proposed conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
21/00418/FUL 17/00918/OUT 18/01529/RMA 18/00090/OUT	Dan Smith Room No. 011 The Grange Ely	Dan Smith Planning Team Leader 01353 665555 dan.smith@eastcambs.gov.uk

National Planning Policy Framework -

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 – Proposed Conditions

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

Plan Reference	Version No	Date Received
2147-21-6	F	1st April 2022
2147-21-2	A	1st April 2022
2147-21-7	F	1st April 2022

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 2 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 No clearance of the site or development shall take place until a scheme of biodiversity mitigation measures for the development has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved scheme.
- 3 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and the Natural Environment SPD, 2020.
- 4 No development (including demolition and any preparatory work) shall commence until a scheme for the protection of the retained trees, in accordance with British Standard BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS as appropriate:
 - a) Location and installation of services/ utilities/ drainage.
 - b) Methods of any demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
 - c) Details of construction within the RPA or that may impact on the retained trees.
 - d) A full specification for the installation of boundary treatment works within or adjacent RPA's.
 - e) A full specification for the construction of any roads in relation to RPA's, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification.
 - f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
 - g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
 - h) A specification for scaffolding and ground protection within tree protection zones.
 - i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
 - j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.
 - k) Methodology and detailed assessment of any agreed root pruning.
 - l) Details of Arboricultural supervision and inspection by a suitably qualified tree specialist.
 - m) Details for reporting of inspection and supervision.
 - n) Methods to improve the rooting environment for retained and proposed trees and landscaping.

The development thereafter shall be implemented in strict accordance with the approved details.

- 4 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 5 No development shall take place until a scheme to dispose of surface water for the entire site including the access road has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include and be based upon infiltration testing of the site. The approved scheme shall be implemented prior to the first occupation of the development.
- 5 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.
- 6 No development shall take place until a scheme to dispose of foul water for the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the foul drain crossing the site and any necessary diversion of that drain. The approved scheme shall be implemented prior to the first occupation of the development.
- 6 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.
- 7 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 7 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 8 No development shall commence until a scheme for the upgrading of the existing access road including works to the public right of way and alterations to the junction with the adopted highway have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include construction details, surfacing details and drainage arrangements and a timescale for implementation. Thereafter the approved scheme shall be implemented in accordance with the approved timescale.
- 8 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 9 Prior to the commencement of development, an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.
- 9 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and the Climate Change SPD, 2021. This condition is pre-commencement as some of the measures may be below ground level.
- 10 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 10 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 No above ground construction shall commence until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include surfacing materials for all areas of hardstanding. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme submitted to and approved in writing by the Local Planning Authority prior to first occupation.
- 11 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 12 Notwithstanding the boundary details shown on approved drawing 2147-21-6 Rev F, no above ground construction shall commence until a scheme of boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. Substantial native hedge planting shall be incorporated into the scheme and close-boarded fencing shall be minimised. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of the development and shall thereafter be retained.
- 12 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 13 Notwithstanding the landscaping shown on approved drawing 2147-21-6 Rev F, no above ground construction shall commence until a full schedule of all soft landscape works has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained and a timetable for implementation. The approved works shall thereafter be carried out in full accordance with the approved details and timescale. If within a period of five years from the date of the planting, or replacement planting, any tree or plant (including retained existing trees/hedgerows) is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 13 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 14 No above ground construction shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service or alternative scheme has been submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative scheme shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development.
- 14 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 95 of the NPPF.
- 15 No above ground construction shall take place on site until details of the external materials, canopies, windows, doors, roof windows and rainwater goods to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 15 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 16 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 16 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.
- 17 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0730 to 1800 each day Monday - Friday, 0730 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 17 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 18 Prior to the first occupation of the development, the approved parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan 2147-21-6 Rev F (or an alternative plan which has first been approved by the Local Planning Authority) and thereafter retained for that specific use.
- 18 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

- 19 Prior to occupation a scheme of biodiversity improvements including a management plan for the site shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained and managed in accordance with the approved scheme in perpetuity.
- 19 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and the Natural Environment SPD, 2020.
- 20 The access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.
- 20 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 21 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences or walls shall be erected across the approved vehicle access or the parking and turning areas as shown on approved plan 2147-21-6 Rev F or any subsequently approved plan.
- 21 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 22 The first floor windows in the side elevations of each dwelling 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.
- 22 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 23 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) A or D 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.
- 23 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 24 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) A of Part 2 of Schedule 2 of the Order shall take place on site unless expressly authorised by planning permission granted by the Local Planning Authority.
- 24 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.