

21/00703/VAR

Land Adjacent To 2B Moor Road

Fordham

Ely

Cambridgeshire

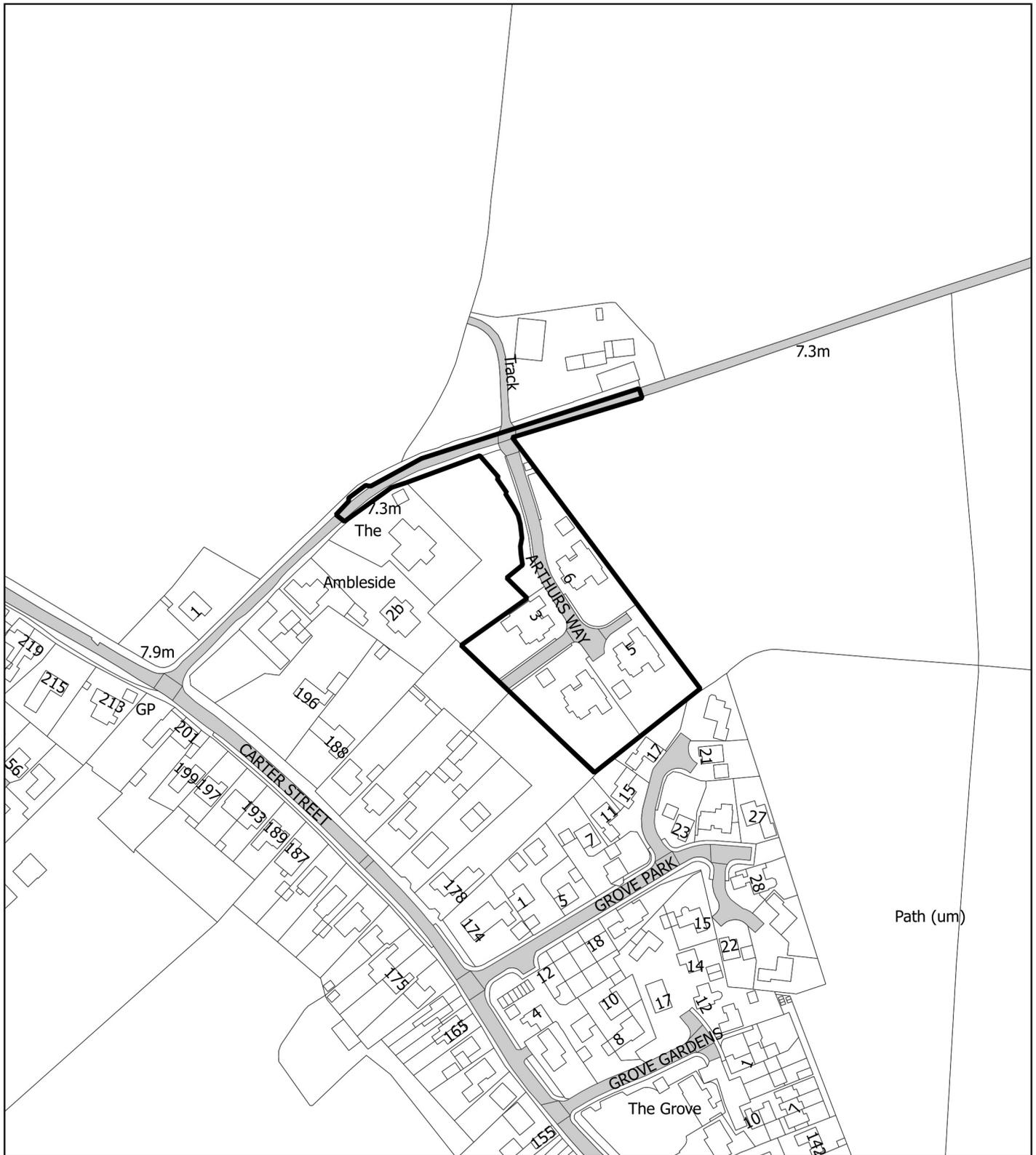
CB7 5UR

Variation of condition 1 (Approved plans) of previously approved 19/00887/FUL for Construction of 4no. single storey dwellings with garaging, parking & associated site works - phased development

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=QSMGX8GGIEY00>





21/00703/VAR

Land Adjacent To 2B
Moor Road
Fordham



East Cambridgeshire
District Council

Date: 22/08/2022
Scale: 1:2,500



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MAIN CASE

Reference No: 21/00703/VAR

Proposal: Variation of condition 1 (Approved plans) of previously approved 19/00887/FUL for Construction of 4no. single storey dwellings with garaging, parking & associated site works - phased development (retrospective)

Site Address: Land Adjacent To 2B Moor Road Fordham Ely
Cambridgeshire CB7 5UR

Applicant: ALN Carpentry & Joinery Ltd

Case Officer: Toni Hylton Planning Team Leader

Parish: Fordham

Ward: Fordham And Isleham
Ward Councillor/s: Julia Huffer
Joshua Schumann

Date Received: 5 May 2021
Expiry Date: 9th September 2022

Report Number X46

1.0 **RECOMMENDATION**

1.1 Members are recommended to APPROVE the conditions can be read in full on the attached appendix 1.

- 1 Approved plans
- 2 Passing bay
- 3 Access
- 4 No gates/walls to be erected
- 5 Visibility splays
- 6 Adequate drainage
- 7 Boundary treatments
- 8 Biodiversity
- 9 Restrict roof space
- 10 Restrict structures and extensions

2.0 SUMMARY OF APPLICATION

2.1 The application is made retrospectively for the erection of 4 detached dwellings with garages, outbuildings and associated works. Each dwelling has 4 bedrooms; kitchen; dining area; lounge; with WC, en suite and family bathroom. Each dwelling is similar in appearance using a mix of brick and flint for external materials and grey anthracite windows and doors. There are some deviations which are discussed below. Each dwelling is approximately 5.5 metres in height (18 feet). A brick built bin store is provided at the entrance to the site. All dwellings have a private amenity area in excess of 50 square metres (538.196 feet). Since submission of the application, the development is completed and each dwelling is occupied.

2.2 Plot 1 is situated to the north of the site and includes a window at first floor on the east facing elevation providing light to the roof space. There are also 3 outbuildings.

	Height		Width		Depth	
	Metres	Feet	Metres	Feet	Metres	Feet
Canopy	2.1	6.6	3.2	10.4	3.2	10.4
Greenhouse	2.1	6.6	2.6	8.5	2.5	8.2
Pergola	2.1	6.6	6	19.6	3	9.8

2.3 Plot 2 is at the back of the site. The first floor of this dwelling has been converted to provide additional bedroom accommodation with a window on the east facing elevation. There are no additional outbuildings within this plot.

2.4 Plot 3 is set to the south west of the site and has 2 outbuildings. The current occupiers of the dwelling have undertaken significant landscaping and is an ongoing project.

	Height		Width		Depth	
	Metres	Feet	Metres	Feet	Metres	Feet
Shed	2.5	8.2	3	9.8	5.3	17.3
Garden room	2.8	9.1	5	16.4	4	13.1

2.5 Plot 4 is set to the west of the site, it has no garage but has 1 outbuilding to the rear.

	Height		Width		Depth	
	Metres	Feet	Metres	Feet	Metres	Feet
Shed	2.6	8.5	3	9.8	4.2	13.7

2.6 The application is brought to planning committee at the request of Councillor Julia Huffer on the basis that the previous application was discussed at planning committee and it is considered appropriate this should also be discussed.

2.7 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

3.1

19/00887/FUL	Construction of 4no. single storey dwellings with garaging, parking & associated site works - phased development	Approved	15.01.2020
19/00887/DISA	Discharge conditions	Partial discharge	
10/00869/FUL	Detached dwelling	Refused	10.12.2010
15/01450/FUL	Erection of a bungalow	Approved	05.02.2015
16/00785/FUL	Construction of 4 bed detached dwelling	Refused	12.09.2016
17/00779/VAR	To vary condition 1 (Approved plans) of previously approved 15/01450/FUL for Erection of bungalow	Approved	03.07.2017
17/00871/OUT	Residential development for the construction of 4 bungalows - access and scale only	Approved	11.08.2017
17/01474/VAR	To vary Condition 1 (plans) of previously approved Application Reference Number: 15/01450/FUL for Erection of bungalow	Approved	03.10.2017
17/01757/FUL	Proposed demolition of existing outbuilding and replacing with detached dwelling and associated works	Refused	20.12.2017
17/02152/FUL	Erection of bungalow	Refused	07.03.2018

Adjoining site

19/00882/FUL	Erection of a dwelling	Withdrawn	18.08.2019
21/00488/FUL	Temporary Builders compound	awaiting determination	

20/01576/FUL	Boundary treatment	awaiting determination (appeal)
22/00948/FUL	Change of use from agricultural to garden land.	awaiting determination

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located outside of the development envelope for Fordham, in an area of countryside. The site has been developed with 4 detached dwellings, carports and, outbuildings. The boundaries of the site are marked by post and rail fencing. The site adjoins the rear boundaries of dwellings on Carter Street and Grove Park with open countryside to the north and east.

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.

Fordham Parish Council - 14 October 2021

States "Fordham Parish Council have no objections to these amendments and stand by our original comments. As long as the work complies with Planning Regulations."

Fordham Parish - 10 June 2022

States "The original application, 19/00887/FUL, although outside the development envelope, was approved by Fordham Parish Council because they were going to be small single storey 2-bedroom bungalows which were to be affordable for the village. The original drawings in no way correspond with what has been built and there should be up to date drawings to reflect what is there now. There are obviously rooms in the roof space, when the original plans clearly state no rooms in the roof space, equally the original drawings show 1 garage & 2 car ports, there are 3 garages.

All items under the new amendment application are to address things that have already been done, so are all blatant breaches of the original application and should not be allowed or upheld.

Fordham Parish Council have grave concerns and feel strongly that the integrity of the application has been compromised and in turn compromises our integrity as a Parish Council to think that this is acceptable. It also impacts on our values as a Parish Council.

We do not approve these amendments and it would be setting a precedent moving forward to think that this is acceptable when it is so far removed from the original design.

Finally, any further amendments to this application should be accompanied by a full set of up-to-date plans."

Fordham Parish Council - 26 July 2022

States "We still have major concerns with items 8 & 9 of the variation re 'Windows to gables' and 'First Floor accommodation to plot 2' and would refer back to our original comments on this application.

Fordham Parish Council expect all applicants or their representatives to have familiarised themselves with the East Cambridgeshire District Council (ECDC) website. This includes having a full understanding of Trees, Hedgerows and Wildlife. This can be found on the website under 'P' for Planning.

One of the Parish Council's values is 'biodiversity' we uphold this value very seriously. The precious but limited land we have should be preserved and protected for future generations including the wildlife that lives within it.

As a Parish Council we want to support local enterprise and development, but by not respecting our values or to comply with our values may result in a fine by ECDC or a referral to the Cambridgeshire Police Force.

Please support us to support you.”

Ward Councillors – Cllr Julia Huffer requests that the application is presented to planning committee as was the previous application on this site.

Local Highways Authority - 13 June 2022

States “As previously stated, I have no objection to the revised layout/access. I also accept proposed changes to the passing bay on Moor Road. From offline discussions with the developer, it became apparent that this was the only feasible passing bay location and design.”

Local Highways Authority - 11 October 2021

States “I have no objection to the revised site layout as it does not impact access and retains appropriate space for turning. The passing bay as shown on the site layout plan 19:002 - 4000 is indicative only as the LPA is yet to approve a detailed submission as required under Condition 8 of the original application 19/00887/FUL.”

Local Highways Authority - 8 June 2021

States “The proposal does not appear to affect the access and turning arrangements within the shared access road and the access parking and turning arrangements of plot 4 where changes have been made appear to remain workable. The recommendations made with respect to the original application remain applicable.”

Cambridgeshire Archaeology - 21 May 2021

States “I am writing to confirm that an archaeological evaluation of the development area has already been undertaken (Cambridgeshire Historic Environment Record reference ECB5901). The results of the evaluation suggest that the site is located in agricultural land on the periphery of the medieval settlement. This evaluation has contributed to our understanding of the development of the settlement. It is however unlikely that further investigation would add to our understanding of the area. No further archaeological works are required in mitigation of the impacts of this development and we have no objections or requirements for this application to vary condition 1 (Approved plans) of 19/00887/FUL.”

Housing Section - 17 May 2021

States "The Strategic Housing Team has no comment to make with regards to the above application as it does not trigger affordable housing under policy HOU3 of the East Cambs Local Plan."

ECDC Trees Team - 17 June 2021

States "The alterations to the design will have no tree related implications"

ECDC Trees Team - 20 July 2022

States "No tree related objections to this variation."

Waste Strategy (ECDC) - No Comments Received

CCC Growth & Development - No Comments Received

Minerals and Waste Development Control Team - No Comments Received

Enforcement Section - No Comments Received

Infrastructure & Strategic Housing Manager - ECDC - No Comments Received

The Ely Group of Internal Drainage Board - No Comments Received

- 5.2 A site notice was displayed near the site on 19 May 2021 and a press advert was published in the Cambridge Evening News on 20 May 2021.
- 5.3 Neighbours – 26 neighbouring properties were notified and 16 responses have been received are summarised below. A full copy of the responses are available on the Council's website.

	Address	Comments
1	182 Carter Street	Works have already been completed The system works in favour of the developer
2	186 Carter Street	Lack of consideration by the developer and the conditions Removal of boundary treatment Use of roofscape for accommodation Gated development
3	15 Grove Park	Roofspace should not be accommodation Plans are not correct Car ports are now garages Do not understand the changes
4	2B Moor Road	Violations of original permission by the developer Loss of trees Outside of the development envelope Collusion by case officer and developer Lack of enforcement
5	196 Carter Street	Lack of detailed plans
6	188 Carter Street	Outside of the development envelope

	Address	Comments
		Not affordable housing Developer continued working without consent 'flouting' of planning conditions
7	196 Carter Street	Constructed illegally Another dwelling on the builder's yard?
8	186 Carter Street	Developer has not been enforced against
9	182 Carter Street	Impact on countryside Visual appearance Impact on trees Lack of passing place Impact on wildlife
10	188 Carter Street	Dwellings are already occupied Developer has done as he pleases and sets a precedence
11	15 Sharmans Road	Contravention of planning Impact on wildlife
12 & 13	186 Carter Street	Developer ignored the original plans No action against the fence 20/01576/FUL Loss of habitat Gated community?
14	188 Carter Street	Operation of builder is not acceptable
15	196 Carter Street	Breach of conditions Double garages not car ports
16	Anonymous	Non residents of Arthurs Way have trespassed on the site Threatening notes have been left

6.0 The Planning Policy Context

6.1 *East Cambridgeshire Local Plan 2015*

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
ENV 9	Pollution
ENV 8	Flood risk
COM 7	Transport impact
COM 8	Parking provision
ENV 14	Sites of archaeological interest

6.2 *Fordham Neighbourhood Plan 2018*

2	Character and design
8	Wildlife and habitats
11	Car parking

- 6.3 *Supplementary Planning Documents*
 Developer Contributions and Planning Obligations
 Design Guide
 Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
 Flood and Water
 Natural Environment
 Climate Change
- 6.4 *National Planning Policy Framework 2021*
 2 Achieving sustainable development
 11 Making effective use of land
 12 Achieving well-designed places
 14 Meeting the challenge of climate change, flooding and coastal change
 16 Conserving & enhancing the historic environment
 15 Conserving and enhancing the natural environment
 5 Delivering a sufficient supply of homes

7.0 PLANNING COMMENTS

- 7.1 The main issues to consider in the determination of this application are the principle of development, comparison of previously approved scheme, visual amenity, highway safety, residential amenity, drainage and flood risk and ecology and biodiversity.
- 7.2 Background
 In January 2020 planning permission was granted for 4 detached dwellings. The dwellings had the same appearance as those in this application, however minor details have changed which include the following:
- Addition of porches
 - Car ports to garages
 - Plots 1 and 2 having windows in the east facing elevation
 - Plot 2 having bedroom accommodation at first floor
 - Outbuildings
 - Changes to landscaping and boundary treatment.
- 7.2.1 All of the development is contained within the original red line and the changes listed above are the only changes to the development. Amended plans have been requested by the case officer as the plans and what was built did not match. Finally in July 2022 it was agreed that they did now match.
- 7.2.2 At the front of the site there are brick and flint pillars and blue electric gates. These require planning permission. However, there is an outstanding appeal(20/01576/FUL) for temporary gates and fencing along the adjoining boundary to the west. The Local Planning Authority are waiting for the determination of this outstanding appeal to determine action to be taken with regard to the gates and pillars. The Local Planning Authority may seek enforcement action should the appeal be dismissed. If the appeal is allowed the Local Planning Authority may seek submission of an application and assess on its own merits.

- 7.2.3 There is an outstanding application (21/00488/FUL) to the west of the site for a temporary builder's yard. An application was submitted for the use of this land as a builder's yard in 2021. Schedule 2, Part 4 of the General Permitted Development Order allows "the provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land". On this basis the use of the land as a builder's yard for a temporary period during construction, permission is not required. However, it is required for the land to be reinstated to its former condition. The Local Planning Authority have not determined this application, as planning permission is not required for the works, however waiting for the applicant to withdraw the application following the reinstatement of the land. Until this has taken the place the Local Planning Authority considers that the application should remain undetermined and to allow officer to confirm the site has been returned to its former use. Due to planting seasons this will not be able to take place until the earliest November 2022.
- 7.2.4 Planning permission is sought for land that is surrounded by residential development to be changed from agricultural to residential use. It is an anomaly that has occurred that this piece of land has been excluded from previous planning applications. The application is awaiting determination. (application 22/00948/FUL)
- 7.3 Principle of Development
- 7.3.1 The site has the benefit of planning permission for 4 dwellings application reference 19/00887/FUL which was approved in January 2020. On this basis the principle of development in this location has been considered acceptable. The applicant discharged pre commencement conditions prior to starting works and the work commenced in accordance with the approved plans.
- 7.4 Residential Amenity
- 7.4.1 The residential amenity of the adjoining neighbours has been considered previously with the approved scheme 19/00887/FUL and do not need further discussion, other than on the alterations to the scheme.
- Porches*
- 7.4.2 All of the porches are to the front elevations of the dwellings and are not visible to neighbouring dwellings. It is considered the addition of porches will not cause harm to neighbours existing amenities in terms of overlooking; being overbearing or loss of light.
- 7.4.3 *Outbuildings*
Plot 1 has 3 outbuildings, whilst these are visible to plot 2 these do not cause any residential amenity issues in terms of overlooking; being overbearing or loss of light. these are light weight structures which allow light and views through.
- 7.4.4 Plot 3 has an outbuilding to the rear garden which is garden room. The garden room is set 4 metres (13.1 feet) from the rear boundary of number 17 Grove Park. It is considered that the provision of the garden structure in this location and scale would not cause harm to the neighbours' amenities by way of overlooking; being overbearing or loss of light. Whilst the neighbour may have views of the garden

room, it is not considered to cause detrimental harm to their amenities and is paraphernalia you would expect to find in a rear garden.

- 7.4.5 Plot 4 has a garden shed, however this does not share a boundary with any neighbours and the roof is barely visible over the boundary fencing. It is not considered to cause any harm to any residential amenities by way of overlooking; being overbearing or loss of light.
- 7.4.6 These outbuildings have been erected by the occupiers of the dwellings who seemed unaware of condition 18 on 19/00887/FUL restricting any structures within the curtilage of the dwellings without first seeking consent. It is considered that a condition restricting further structures is appended to an approval for this development to ensure this can be managed going forward and the necessary assessments are undertaken in the submission of an application.
- 7.4.7 *Window to plot 1 first floor, east facing elevation*
A large window has been installed in the east facing elevation of the dwelling. It does not lead to any habitable accommodation and is used as a typical loft space and storage. This has been confirmed by a site visit undertaken with the Enforcement Officer and case officer. The window overlooks open fields where there are no neighbouring properties. It is considered that the proposal does not lead to overlooking; being overbearing or loss of light.
- 7.4.8 *Window to plot 2 first floor east facing elevation*
A large window has been installed in the east facing elevation of the dwelling. A first floor has been created with an additional bedroom; ensuite and dressing room. This is in direct conflict with condition 17 of the 19/00887/FUL which restricts the conversion of the roof space to habitable accommodation. This condition was requested by members of the planning committee to ensure this aspect could be controlled in the future and ensure amenities of neighbours are protected.
- 7.4.9 The window is on the east facing elevation which overlooks open countryside with no adjacent residential properties on this boundary. It is considered as built the proposal does not lead to any overlooking; being overbearing or loss of light.
- 7.4.10 It is still recommended that a condition is attached restricting any further dwellings converting the roof space or adding any additional windows at first floor without first seeking the consent of the Local Planning Authority. This is to ensure any adjoining neighbours are protected from any further development without first being assessed by the Local Planning Authority. The proposal is considered to comply with policy ENV2 of the East Cambridgeshire District Council Local Plan 2015 and the Design Guide SPD.
- 7.5 Visual Amenity
- 7.5.1 The visual amenity of the development was considered with application 19/00887/FUL and this application should only consider the changes made. The outbuildings are located within the rear gardens and have no visual impact on the street scene as these are set behind existing buildings and do not harm the visual amenity of the area.

- 7.5.2 The provision of the windows to plots 1 and 2 at first floor on the east facing elevations, are visible from the street, however their presence in the development does not lead to harm in the character of the street scene. Whilst they can be seen they do not cause any harm to visual amenity in accordance with policy ENV1 of the East Cambridgeshire District Council Local Plan 2015 and 2 of the Fordham NP.
- 7.5.3 The provision of porches can be seen although predominantly this is within the development boundary, with little or no impact on the wider area. The porches add interest to the external appearance of the dwellings and are keeping with overall design of the dwellings.
- 7.5.4 The garages were originally to be car ports, however doors have now been added. The addition of doors to the car ports now forming garages does not restrict car parking and nor does it harm the visual amenity of the development.
- 7.6 Historic Environment
- 7.6.1 In consultation with the Historic Environment Team (HET) it was concluded that no further archaeological evaluation was required and therefore no additional conditions are required. The proposal is not considered to cause any harm to any heritage assets and complies with policy ENV14 of the East Cambridgeshire District Council Local Plan 2015
- 7.7 Highways
- 7.7.1 The site provides at least 2 parking spaces per dwelling in accordance with policies COM8 of the East Cambridgeshire District Council Local Plan 2015 and 11 of the Fordham NP.
- 7.7.2 The highway safety and the use of Moor Road for vehicular access has already been agreed as part of application 19/00887/FUL. Application 19/00887/DISA submitted details on the provision of a passing bay along Moor Road, required by condition 8. This did incur issues and the developer undertook discussions with the Local Highway Authority to address due diligence issues that had not been assessed as part of the original scheme. A scheme has now been implemented which is now considered acceptable by the Local Highway Authority and the Tree Officer. A final decision will be issued on the passing bay is due to be issued.
- 7.8 Ecology
- 7.8.1 The original application in 2017 was supported by an Ecological Survey and was not required for the subsequent application in 2019. As this is a variation and has an extant permission further surveys would not be required. The biodiversity measures have been implemented as required by condition 16 of 19/00887/DISA which included the installation of bird and bat boxes.
- 7.8.2 Some concerns have been raised with regard to the loss of trees, this is predominantly related to the use of the builders yard. The proposal has provided extensive planting to the boundaries and within the front gardens of the dwellings. Whilst, there were issues when the trees were first planted, this has been addressed by undertaking additional planting and removal of planting that did not survive. In consultation with the Tree Officer the proposal is now considered acceptable. The proposal is considered to be in accordance with policies ENV1 and

ENV7 of the East Cambridgeshire District Council Local Plan 2015 and 8 of the Fordham NP.

7.9 Flood Risk and Drainage

7.9.1 The site is located in Flood Zone 1, where the majority of development should be directed to. The proposal will result in the partial development of a Greenfield site with areas of hardstanding that will no longer be able to take surface water. The applicant had submitted a Flood Risk Assessment as part of the outline planning application and this confirmed that a sustainable drainage system can be incorporated into the scheme. Condition 5 of 19/00887//DISA provided details of the foul and surface water and have been agreed. The scheme has been implemented in accordance with the scheme approved. On this basis the proposal is in accordance with policy ENV8 of the East Cambridgeshire District Council Local Plan 2015.

7.10 Other Material Matters

7.10.1 A number of issues have been raised within the neighbour's comments which need to be addressed.

7.10.2 *Affordable Housing*

The NPPF requires that affordable housing is provided on sites in excess of 1 hectare or 10 or more dwellings. The site is less than 1 hectare (0.6 hectares or 1.4 acres). The site provides only 4 dwellings and as such does not require the provision of affordable housing. The previous scheme approved 19/00887/FUL did also not require affordable housing to be provided. This is further supported by the Housing Officer who comments that the site does not trigger the need for affordable housing.

7.10.3 *Climate change*

The site is a variation on an extant permission. Since the approval of the full application developers are required to comply with the Climate Change SPD. The agent has concluded that sustainable measures have been included within the final build of the development, as stated "We have considered the elements of your Climate Change SPD and are satisfied with the approach as detailed on the plans. All of our projects take a fabric first approach to sustainability and we are committed to delivering robust projects that exceed the minimum requirements of the building regulations" On this basis the proposal is considered acceptable in compliance with the Climate Change SPD.

7.10.4 *Behaviour of the developer and lack of enforcement action*

When the Local Planning Authority was first made aware of the dwellings not being built in accordance with the approved plans, the Enforcement Team visited the site. As with any site, regardless of its location within the district and based on extant consent the developer was asked to submit a planning application.

7.10.5 *Collusion with the Local Planning Authority and the developer*

Officers from the Enforcement team; tree's and planning have visited the site on a number of occasions since the submission of the application. The visits have involved discussions around the planting and the fact that what was submitted was not what was built. The case officer sought accurate plans on 3 occasions that

showed what was built. A final visit was undertaken in July 2022, which confirmed the plans were accurate

7.10.6 No actions against fence application 20/01576

The application 20/01576/FUL was refused by the Local Planning Authority on 7th April 2021. A subsequent Enforcement Notice was served and the applicant has appealed the Enforcement Notice. The matter is now with the Planning Inspectorate and the Local Planning Authority are awaiting a determination. The appeal was submitted 14th June 2021. The Local Planning Authority have chased the Planning Inspectorate for a decision however, to date no decision has been issued.

7.10.7 Dwelling on the builders yard?

The site currently has no application for a dwelling on this site. If an application was submitted the Local Planning Authority would assess the application on its own merits. It is not part of this application and no further assumptions can be made.

7.10.8 Behaviour of non Arthurs Way residents

The Local Planning Authority were notified of behaviour of non residents of Arthurs Way and that there had been threatening notes and trespassing. This is not a planning matter and is a civil matter.

7.11 Planning Balance

On balance whilst the development has not been built in accordance with approved plans and has caused frustration to the neighbours, the Local Planning Authority have to consider whether the actual changes lead to harm whether it be to neighbours' amenities; visual amenities; highway safety; climate change; ecology and heritage assets. Having undertaken a number of site visits and requests of updated plans the changes are not considered to cause any additional harm over what has already been approved. On this basis the proposal is recommended for approval subject to conditions.

8.0 APPENDICES

Appendix 1 - Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
21/00703/VAR	Toni Hylton Room No. 011 The Grange	Toni Hylton Planning Team Leader 01353 665555
19/00887/FUL	Ely	toni.hylton@eastcambs.gov.uk

National Planning Policy Framework -

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 - 21/00703/VAR Conditions

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

Plan Reference	Version No	Date Received
Fence photos		13 th July 2022
Images and dimensions of outbuildings		7 th July 2022
V2		18 th May 2022
19:002-4002	Rev B	18 th May 2022
19:002 – 10	Rev C	15 th September 2021
19:002 – 20	Rev C	15 th September 2021
19:002 – 30	Rev C	15 th September 2021
19:002 – 40	Rev C	15 th September 2021
19:002 – 4000	Rev A	15 th September 2021
2498-06	REV E	13 th January 2022
2498-11	REV A	13 th January 2022
2498-99	REV C	13 th January 2022
2498 -08	REV D	13 th January 2022
2498-10	REV A	13 th January 2022
19:002-2000 MATERIALS		29 th March 2021
19:002 REV A – BIODIVERSITY		11 th February 2021
2498-02 DRAINAGE		8 th September 2021
2498-05 SPEC		8 th September 2021
2498-07 ACCESS LEVELS		8 th September 2021
SOAKWAY DETAILS		8 th September 2021
Environment Statement		8 th September 2021
Archaeological Evaluation Report		8 th September 2021
Arboricultural/Tree Impact Assesment/Plan		8 th September 2021

- 1 Reason: To define the scope and extent of this permission.
- 2 The passing bay as implemented and shown on plans below:
- | | | |
|----------|-------|-------------------------------|
| 2498-06 | REV E | 13 th January 2022 |
| 2498-11 | REV A | 13 th January 2022 |
| 2498-99 | REV C | 13 th January 2022 |
| 2498 -08 | REV D | 13 th January 2022 |
| 2498-10 | REV A | 13 th January 2022 |
- shall be maintained in perpetuity.
- 2 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 3 The access shall be as shown on 19:002 – 4000, Rev A, received 15th September 2021 and thereafter maintained in perpetuity
- 3 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 4 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 access, as shown on 19:002 – 4000, Rev A, received 15th September 2021.

- 4 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 5 Prior to first occupation visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan 19:002 – 4000, Rev A, received 15th September 2021. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- 5 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 6 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.
- 6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 7 The boundary treatments shown on 19:002-4002, Rev B received on 18th May 2022. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of the dwellings hereby approved.
- 7 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 8 The biodiversity improvements as implemented as shown on plan 19:002 REV A – BIODIVERSITY received 11th February 2021 shall thereafter be maintained in perpetuity.
- 8 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.
- 9 Notwithstanding the provisions of Schedule 2 Part 1 Class A and Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), the roofspace of each dwelling (Other than Plot 1) shall not be extended or altered in any way and shall not be used as habitable accommodation.
- 9 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 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, B, C and 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.

- 10 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.