Fenland District Council

Town and Country Planning Act 1990

DRAFT
PLANNING DECISION NOTICE

1 Details of the application

Reference: F/YR21/1502/F
Registered: 13 December 2021

Applicant: Mr Roger Goy
Fen Farm
Long Drove
Parson Drove
Cambridgeshire
PE13 4JT

Agent: Ms Louise Gregory
Acorus Rural Property Services
Old Market Office
10 Risbygate Street
Bury St Edmunds
Suffolk
IP33 3AA

2 Address to which this permission relates

Agricultural Building South East Of Bridge Farm Long Drove Parson Drove Cambridgeshire

3 Details of this decision

Permission is **GRANTED** regarding:

Conversion of existing agricultural buildings to 2 x dwellings (2-storey 4-bed) involving the erection of a single-storey side extension and detached garages, and the demolition of 2 x agricultural buildings.

4 Conditions

This permission is subject to the following conditions:

1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason : To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Prior to the commencement of the development hereby approved a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to and approved in writing by the Local Planning Authority.

IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:

2. A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:
(i) A desk-top study has been completed, satisfying the requirements of paragraph (1) above.
(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and
(iii) The extent and methodology have been submitted to and approved in writing by the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to and approved in writing by the Local Planning Authority.

Following written LPA approval of the Site Investigation the LPA will require:

3. A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

4. The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works, together with any requirements for longer-term monitoring and pollutant linkages, maintenance and arrangements for contingency action shall be submitted and approved in writing by the Local Planning Authority.

Reason: To control pollution of land or water in the interests of the environment and public safety in accordance with the National Planning Policy Framework, in

particular paragraphs 178 and 179, and Policy LP16 of the Fenland Local Plan 2014.

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

3 No works shall commence on site until such time as a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include (but not exclusively), the following:

a) Demolition phase (noise/control of dust/disposal of building materials by licensed contractors (including Asbestos Removal Work Plan where applicable))
b) Site preparation (use of equipment and machinery including mobile plant/potential smoke pollution/general noise control)
c) Construction phase (noise control of vehicular activity, machinery and equipment/siting of skips and waste disposal arrangements/dust suppression)
d) Complaint response and investigation procedures

Thereafter the details shall be implemented in accordance with the approved plan.

Reason: In the interests of highway safety and residential amenity in accordance with Policy LP15 and LP16 of the Fenland Local Plan 2014. This condition is pre-commencement as it is necessary to have such mitigation in place at the start of development.

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

4 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), planning permission shall be required for the following developments or alterations:

i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas, or raised decks (as detailed in Schedule 2, Part 1, Classes A and E);
ii) the erection of house extensions including conservatories, garages, car ports or porches (as detailed in Schedule 2, Part 1, Classes A and D);

iii) alterations including the installation of additional windows or doors, including dormer windows or roof windows (as detailed in Schedule 2, Part 1, Classes A and B);
iv) alterations to the roof of the dwellinghouse (as detailed in Schedule 2, Part 1, Class C);
v) the erection of any walls, fences or other means of enclosure to all boundaries (as detailed in Schedule 2, Part 2, Class A).

Reason - To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and character of the of the area in which it is set in accordance with policy LP16 of the local plan.

5 The garages hereby approved shall be used only for the purposes of parking domestic vehicles and for no other purposes.

Reason: In the interests of protecting residential amenity and safeguarding the open countryside in accordance with policies LP12 and LP16 of the Fenland Local Plan 2014.

6 Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP15 of the Fenland Local Plan 2014.

7 No development shall take place above slab level until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority; together with a timeframe for implementation. Subsequently, these works shall be carried out as approved and thereafter retained, with the parking and turning areas referred to at (b), (c) and (d) being delivered prior to occupation of their respective dwelling. The landscaping details to be submitted shall include:-

a) means of enclosure;
b) car parking layout;
c) vehicle and pedestrian access and circulation areas;
d) hard surfacing, other hard landscape features and materials;
e) existing trees, hedges or other soft features to be retained;
f) planting plans, including specifications of species, sizes, planting centres number and percentage mix;
g) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife; and
h) details of siting and timing of all construction activities to avoid harm to all nature conservation features.

Reason - The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with Policy LP16 of the Fenland Local Plan 2014.

8 All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policy LP16 of the Fenland Local Plan 2014.

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

9 No development shall take place above slab level until full details of the materials to be used for the external walls and roof are submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved particulars and retained in perpetuity thereafter.

Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan 2014.

10 All ecological measures and/or works shall be carried out in accordance with the details contained in section 5 of the Preliminary Bat Roost Assessment and Nesting Bird Survey (Eco-Check, 2021) hereby approved.

Reason: To ensure compliance with the Wildlife and Countryside Act and to protect features of nature conservation importance in accordance with Policy LP19 of the Fenland Local Plan 2014.

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

11 Prior to development above slab level, details of at least 1no. bat and 1no. bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and retained in perpetuity. The details shall include design, location and number of bat & bird boxes to be installed.

Reason - To to secure the long-term protection of the birds and bats at the site in accordance with Policy LP19 of the Fenland Local Plan 2014.

12 If the development hereby approved does not commence within 2 years from the date of the planning consent, the approved ecological measures secured through the conditions above shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to establish if there have been any changes in the presence and/or abundance of breeding birds or bats; and identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure compliance with the Wildlife and Countryside Act and to protect features of nature conservation importance in relation to any on-site changes in accordance with Policy LP19 of the Fenland Local Plan 2014.

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

13 The development hereby approved shall not be occupied until the recommendations of the Flood Risk Assessment:

- 2 storey with no ground floor sleeping accommodation.

- Finished floor levels to be set a minimum of 1.20m AOD.
- Future occupiers will be advised to sign up to the Environment Agency's Flood Warning Service.

by Geoff Beel Consultancy dated May 2017 have been implemented in full.

Reasons: To mitigate against flood risk in accordance with policy LP14 of the Fenland Local Plan.

14 The development hereby permitted shall be carried out in accordance with the following approved plans and documents

Reference	Title
	Preliminary Bat Roost Assessment & Nesting Bird Survey (Eco-Check, 2021)
	Flood Risk Assessment (May 2017)
	Flood Risk Assessment
100_01	Proposed Elevations and Floor Plans
100_03	Existing Floor Plan, Elevations & Roof Plan
100_04	Garage Drawing/Details
100_05	Proposed Access Plan
100_02	Location and site plan

Reason - For the avoidance of doubt and in the interest of proper planning.

5 Informatives

The following points are also relevant to this permission:

1 The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted on the basis of amendments to the originally submitted application.

2 Prior to the occupation of a dwelling a bin charge is payable in accordance with the leaflet found at https://www.fenland.gov.uk/newbins

Please contact environmentalservicerequests@fenland.gov.uk for further information.

3 You are reminded that this project may require approval under Building Regulations prior to work commencing. It is recommended that you make enquiries in this respect direct to CNC working in partnership with the Local Authority Building Control Team (0808 1685041 or E-mail: enquiries@cncbuildingcontrol.gov.uk).

4 The North Level Internal Drainage Board request a site meeting to determine the boundary between NLIDB land and the applicant's before any work commences on site.

For your information, a copy of the comments received from North Level can be found on our website under the relevant planning reference at: https://www.fenland.gov.uk/publicaccess/

5 For your information, a copy of the comments received from the Environment Agency can be found on our website under the relevant planning reference at: https://www.fenland.gov.uk/publicaccess/

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

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

7 Wildlife in this country is afforded protection under the Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000. Statutory protection is given to birds, bats and other species that inhabit buildings, trees/undergrowth, groundcover. Any operations that may

cause disturbance on site should be subject to advice from an ecologist to ensure an offence is not committed.

8 For monitoring purposes the development is considered to be outside the settlement as set down in Policies LP4, LP6 and LP12 of the Fenland Local Plan 2014.

Drainage Advisory Note
The applicant is reminded that they have a separate legal obligation to comply with the requirements of the relevant Internal Drainage Board in the area, or Middle Level Commissioners, if it is proposed to discharge from the development into a watercourse for which these bodies are responsible, or to carry out development in proximity to such a watercourse, or to alter any watercourse, be that IDB/MLC controlled or riparian.

Granting or refusal of any necessary consent under the Internal Drainage Boards Byelaws or the Land Drainage Act 1991 is a matter for the Board itself and will require a formal application and prior written consent from the Board or Commissioners.

The applicant is advised to contact the relevant IDB or the Middle Level Commissioners at the earliest opportunity to discuss any such requirements.

6 Authorisation

Draft printed on 4 March 2022

Draft approved: