
F/YR23/0753/F

Applicant: Mr R King

**Agent : Mrs Angela Watson
Swann Edwards Architecture Limited**

Land North Of 6, School Lane, Manea, Cambridgeshire

Conversion of barn to form 1 x dwelling (2-storey, 2-bed)

Officer recommendation: Grant

Reason for Committee: Number of representations received contrary to Officer recommendation

Government Planning Guarantee

Statutory Target Date For Determination: 8 November 2023

EOT in Place: Yes

EOT Expiry: 10 April 2024

Application Fee: £462

Risk Statement:

This application must be determined by 10/04/2024 otherwise it will be out of time and therefore negatively affect the performance figures.

1 EXECUTIVE SUMMARY

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| <p>1.1 This application seeks full planning permission for the conversion of a barn to 1 x dwelling (2-storey, 2-bed).</p> <p>1.2 The conversion would include external alterations in the form of new fenestration, two parking spaces and turning space are proposed to serve the new dwelling with an area of private amenity space bounded by a 1.8m timber panel fence. Access to the site would be gained off School Lane via an existing lane which runs between number 6 and 8 School Lane.</p> <p>1.3 The conversion of the existing barn to 1 dwelling is not considered to introduce any significant impacts upon the character of the surrounding area or surrounding residential amenity by way of overlooking, overbearing or overshadowing. The proposal will utilise an existing access and parking is considered sufficient. No further policy issues were raised with regard to ecology or flood risk at the site. As such, the scheme is considered to be compliant with the relevant policies of the Fenland Local Plan 2014.</p> <p>1.4 As such, this application is recommended for approval.</p> |
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2 SITE DESCRIPTION

- 2.1 The application site is located to the north (rear) of no. 8 School Lane, Manea. The site is located on the northern side of School Lane, approximately 135m west of the School Lane/Station Road junction and within the established built-up settlement. The area is residential in character, with linear development along the School Lane frontage and newer, more comprehensive, development to the north within Hutchinson Close and Scholars Close.
- 2.2 The site currently forms the extended garden land serving the host dwelling at 8 School Lane. It is largely laid to grass and there are various pockets of landscaping and small outbuildings associated with the domestic use of 8 School Lane. The barn is situated to the immediate rear of 6 School Lane.
- 2.3 The site is positioned within Flood Zone 1 of the Environment Agency Flood Maps for Planning.

3 PROPOSAL

- 3.1 This application seeks to convert the existing barn to 1 dwelling (2-storey, 2-bed).
- 3.2 The application as originally submitted included an external staircase. This was considered to introduce adverse overlooking impacts to neighbouring properties and has since been removed. Also, the application as originally submitted included a limited area of private amenity space. The red line boundary of the site has been amended to include a greater area of private amenity space.
- 3.3 The conversion would include external alterations in the form of new fenestration, two parking spaces and turning space are proposed to serve the new dwelling with an area of private amenity space bounded by a 1.8m timber panel fence.
- 3.4 Access to the site would be gained off School Lane between numbers 6 and 8. A passing bay has been provided to the front of number 8.
- 3.5 Full plans and associated documents for this application can be found at: [F/YR23/0753/F | Conversion of barn to form 1 x dwelling \(2-storey, 2-bed\) | Land North Of 6 School Lane Manea Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/Planning/Planning-Applications/F/YR23/0753/F)

4 SITE PLANNING HISTORY

Reference	Description	Decision
F/YR22/0838/F	Erect 2 x dwellings (single-storey 3-bed), conversion of existing barn to 1 x dwelling (2-storey 3-bed) and erect a garage (for 8 School Lane)	Refused 02/05/2023

5 CONSULTATIONS

5.1 Manea Parish Council

No objection

5.2 CCC Highways

I have reviewed the submission and no objection to the proposals. The conversion from a single barn to a single dwelling is unlikely to materially impact upon the operation of the public highway and in any case, the applicant has included reasonable means of mitigation.

5.3 CCC Ecology

The proposal is acceptable on ecology grounds, providing that the follow information to protect and enhance biodiversity is secured through suitably worded planning condition(s):

- 1. Bat Mitigation*
- 2. Lighting Scheme – sensitive to biodiversity*
- 3. Bird / Bat Boxes*
- 4. Informative – breeding birds*

1. Bat mitigation Section 7 of the Protected Species Survey report recommends that as a precautionary measure “roof and ridge tiles should only be removed by hand”. And if works have not commenced by July 2024 then “updated nocturnal surveys should be undertaken”. To ensure protection of bats (protected species), we suggest these recommendations are captured through a suitably worded planning condition:

SUGGESTED WORDING:

Bat mitigation Should no development have taken place by July 2024, no works to the barn shall in any circumstances commence until pre-commencement surveys for bats have been completed and confirmed no bats are present (including nocturnal surveys).

If no bat(s) are found to be present, building works must commence within 24 hours of completion of the survey. A copy of the survey report must be submitted to the LPA within 1 week of the completion of the survey and confirm demolition works have been completed.

If bat(s) are found to be present, no works to the building (including renovation works) shall be undertaken until a bat mitigation strategy has been provided to and approved by the LPA.

All roof and ridge tiles shall be removed by hand.

Reason: Fenland Local Plan 2014 policies LF16 & LF19 (to protect biodiversity)

2. Lighting Scheme

Given the potential of the site to support bats, if external lighting is to be installed as part of this planning permission, we recommend that that a lighting scheme that is sensitive to bats is secured through suitably worded condition:

SUGGESTED DRAFT CONDITION: Lighting Scheme – Sensitive for Biodiversity

Within 6-months of the commencement of development hereby approved, a scheme for the provision of external lighting relating to all dwellings and common areas within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.

The external lighting shall be carefully designed for wildlife, in accordance with recommendation set out in the Protected Species Survey report, and baffled downwards away from the retained trees and hedgerows/scrub corridors.

Reason: Fenland Local Plan 2014 policies LF16 & LF19 (to protect biodiversity)

3. Bird / Bat Boxes

The Protected Species Survey report has recommended biodiversity mitigation / enhancement in the form of bird / bat boxes, included bat boxes integrated into the new buildings. Details of these provision should be secured through a suitably worded condition:

SUGGESTED DRAFT CONDITION: Bird and Bat Boxes

Prior to the commencement of the development, details of the proposed location of bird and bat boxes recommended in Protected Species Survey report shall be submitted to and approved in writing by the Local Planning Authority. All nest boxes should be positioned in 'unlit' areas and details should include (but not limited to):

Boxes on buildings: annotated elevational plan showing the type of box, height above ground and distance away from any windows or external lighting.

Boxes on trees: annotated landscape plan showing the type of box to be attached to mature tree(s), its orientation and height above ground.

All boxes shall be installed, under supervision of an ecologist, as agreed prior to occupation.

Reason: Fenland Local Plan 2014 policies LF16 & LF19 (to protect biodiversity)

4. Breeding Birds (informative)

Barns are often utilised by nesting birds. Wild birds, their eggs and nests are protected under Wildlife and Countryside Act 1981 (as amended). Therefore we recommend that an informative accompany the planning permission to ensure protection of wild birds, as suggested below:

SUGGESTED DRAFT INFORMATIVE – Breeding Birds

The Applicant is reminded that under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees / scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

Reason – Wildlife and Countryside Act 1981 (protection of wild birds, their nests, eggs and young)

5.4 FDC Environmental Health

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal as it is unlikely to have a detrimental effect on local air quality.

As with previous applications for the site, due to the former use and potential for contaminants to exist, a Phase 1 contaminated land risk assessment shall be required before any development is undertaken. This is to determine to what extent contaminants may exist, and if confirmed, what remedial action will then be necessary to ensure the protection for end users both inside the structure and for any proposed external amenity areas.

I would therefore recommend the full contaminated land condition as shown below for ease of reference is imposed to ensure the application site is suitable for the intended development and in the interests of human health and the environment:

No development approved by this permission shall be commenced prior to an investigative contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process, and the results of each stage will help decide if the following stage is necessary.

a. The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses, the proposed site usage, and include a conceptual model. The site investigation strategy will be based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

b. The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

c. A site investigation report detailing all investigative works and sampling on site,

together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs (d), (e) and (f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.

REASON: To ensure that the development complies with approved details in the interests of the protection of human health and the environment.

To protect the amenity of existing nearby residents, it is also recommended that a working times restriction condition is imposed in the event that planning permission is granted, with the below considered suitable:

No demolition or construction work shall be carried out and no plant or power operated machinery operated other than between the following hours: 08:00 hours and 18:00 hours on Monday to Friday, 08:00 hours and 13:00 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the nearby occupiers.

5.5 Natural England

Please refer to Natural England's letter dated 12 July 2019 (copy at bottom of this letter) regarding appropriate consideration of recreational pressure impacts, through relevant residential development, to sensitive Sites of Special Scientific Interest (SSSI)

Natural England's generic advice on other natural environment issues is set out in the attached Annex A

5.6 Local Residents/Interested Parties

7 letters of objection were received with regard to this application. 5 of these objections were from address points along School Lane, Manea and 2 from Hutchinson Close, Manea. The reasons for objection are summarised as follows:

- Bats residing within the barn
- Woodpeckers in the trees between the barn and the back gardens of Hutchinson Close
- Parking issues opposite 10 & 12 School Lane due to the new dwellings
- Volume of traffic and speed is a danger
- Access for emergency vehicles
- Unacceptable smells of drains in the area (sewage and standing water) – problematic since the development of Scholars Close and Hutchinson Close. More houses will increase problem
- Wildlife impacted
- Trees destroyed during development
- Noise levels from construction works
- Cars driving down the side of neighbouring property
- Overlooking
- Flooding
- Devalue property
- Lights from vehicles
- Access impassable for emergency vehicles
- Increase traffic opposite neighbouring property
- Bats seem to have gone from the barn

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF)

Para 2 – Applications to be determined in accordance with the development plan unless material considerations indicate otherwise

Para 11 – A presumption in favour of sustainable development

Para 47 – All applications for development shall be determined in accordance with the development plan, unless material considerations indicate otherwise

Para 135 – Achieving well-designed places

7.2 National Planning Practice Guidance (NPPG)

7.3 National Design Guide 2021

Context

Identity

Built Form

Nature

Homes and Buildings

Resources

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

7.5 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 48 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

LP1 – Settlement Hierarchy

LP2 – Spatial Strategy for the Location of Residential Development

LP5 – Health and Wellbeing

LP7 – Design

LP8 – Amenity Provision

LP20 – Accessibility and Transport

LP22 – Parking Provision

LP24 – Natural Environment

LP28 – Landscape

LP32 – Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Design Considerations and Visual Amenity of the Area**
- **Impact on Residential Amenity**
- **Parking and Highways**
- **Flood Risk**
- **Ecology**
- **Other Matters**

9 BACKGROUND

- 9.1 In 2021 pre-application advice was sought in respect of a proposal at the site which involved the conversion of the existing barn building to form one dwelling and the erection of a detached 2 storey dwelling with integral garage to the north of the barn. Indication was given at the time that there were concerns regarding the visual amenity of the host dwelling at no. 8 School Lane due to the proposed access road being in close proximity to the eastern elevation of this dwelling, where a number of windows and French doors are located. Furthermore, concerns were raised regarding the access driveway incorporating no passing place, the location of the parking spaces to serve the barn conversion and the bulk, scale and

siting of the proposed two storey dwelling due to impacts on overshadowing and - 7 - overlooking to occupiers on the adjacent site at Hutchinson Close.

- 9.2 Planning application reference F/YR22/0838/F, for the erection of 2 x dwellings (single-storey 3-bed), conversion of existing barn to 1 x dwelling (2-storey 3-bed), and the erection of a garage for 8 School Lane was refused in May 2023 for the following reason:

Policy LP3 of the Fenland Local Plan (2014) sets out the settlement hierarchy within the district; Policy LP12 details a range of criteria against which development within the villages will be assessed and Policy LP16 seeks to ensure that proposed development responds to and improves the character of the local built environment. The application site proposes the construction of two dwellings and the conversion of the existing barn to a dwelling located in existing garden land to the rear of frontage residential development along School Lane. By virtue of its backland nature, the proposed development would be discordant with the existing core shape and built form of the development along School Lane to the detriment of the character and appearance of the area and would create a precedent for further backland development at sites with similar geometry. Furthermore, the scale of the proposed development would result in a cramped form of development and subsequently lead to the overdevelopment of the plot therefore detrimentally impacting the character of the area and wider setting of School Lane. The proposal would therefore fail to comply with the requirements of Policy LP12 and Policy LP16 (d) of the Fenland Local Plan (2014).

10 ASSESSMENT

Principle of Development

- 10.1 Policy LP3 of the Fenland Local Plan sets out the settlement hierarchy for development within the district, grouping settlements into categories based on the level of services available, their sustainability and their capacity to accept further development.
- 10.2 Manea is classed as a Growth Village, where development and new service provision either within the existing urban area or as small village extensions will be appropriate. The broad principle of development for the conversion of the existing barn is acceptable, subject to further policy considerations outlined below.

Design Considerations and Visual Amenity of the Area

- 10.3 The general form of the barn is to remain as existing, with external alterations including the insertion of new fenestration largely within existing openings in the building. As the external alterations are considered relatively minor, it is unlikely that the barn conversion proposed would significantly impact upon the visual amenity of the area.
- 10.4 The proposed parking and turning area, as well as the proposed private amenity would be situated to the north of the proposed barn and therefore would not be visible from the street scene.
- 10.5 It is acknowledged that the previous refusal on site would've resulted in a contrived and cramped layout on site, resulting in overdevelopment. However,

the previous refusal also included the provision of 2 additional dwellings. The current application would not result in overdevelopment of the site given that the barn is already in situ.

- 10.6 It is therefore considered that the proposed conversion would be compliant with Policy LP16 in this regard.

Impact on Residential Amenity

- 10.7 The proposed barn conversion would create a two-storey dwelling, this building would be located approx. 5.5m from the host dwelling at no. 8 School Lane and approx. 19m from the nearest neighbouring dwelling no. 6 School Lane. Hutchinson Close is situated to the east of the site. There is a clearance of approximately 16.6 metres between the barn and No. 7 and 19.8 metres between the barn and No. 5.
- 10.8 3 first-floor windows are proposed within the south side elevation of the dwelling. These windows would serve a lounge and hallway area and are proposed to be obscure glazed. It is therefore unlikely that these windows would introduce detrimental impacts on the amenities of the neighbouring property at no. 6 School Lane.
- 10.9 In relation to the host dwelling at no. 8 School Lane, the proposed barn conversion would include openings at both ground and first floor of the west elevation, which face onto the rear amenity space of No. 8. However, these windows will not serve habitable rooms (entrance lobby and stairway) and therefore are unlikely to introduce any adverse overlooking impacts.
- 10.10 The barn conversion also includes various openings at ground and first floor level of the north facing elevation. The ground floor openings would be obscured by proposed boundary treatments on site (1.8m fencing) and the first-floor windows would partially overlook the parking/private amenity space proposed and also land associated with the existing dwelling at No. 8. It is unlikely that these windows would introduce any adverse overlooking impacts as they will face onto a heavily vegetated area which includes a poly tunnel.
- 10.11 The dwelling includes a private amenity space to the north of the site which wraps around to the east and west. The amenity space is in excess of 1/3 of the site area and therefore complies with the specifications set out within Policy LP16.

Parking and Highways

- 10.12 The proposal seeks to convert the existing barn to a 2-bed dwelling. Appendix A of the Fenland Local Plan states that 2 parking spaces should be provided for dwellings with up to 3 bedrooms. The submitted site plan details 2 parking spaces and a turning area. As such, the scheme is considered to comply with Policy LP15 in this regard.

Flood Risk

- 10.13 The application site falls within Flood Zone 1 (low risk) and as such the proposal is considered to be appropriate development and does not require the submission of a flood risk assessment or inclusion of mitigation measures. Issues

of surface water will be considered under building regulations; accordingly, there are no issues to address in respect of Policy LP14

Ecology

- 10.14 The application is accompanied by a Preliminary Ecological Appraisal (dated April 2022) and a Protected Species Survey (dated August 2023). The former noted that the barn was assessed as having negligible potential to support roosting bats and therefore recommended one nocturnal survey to be undertaken to determine bat presence/absence. The latter survey was undertaken and recommended that 1 bat box and 2 bird boxes be installed at the site.
- 10.15 Neighbouring concerns were raised regarding the presence of bats within the barn and birds within surrounding trees, however upon consultation with CCC Ecology, no objections were raised to the development subject to conditions regarding bat mitigation, external lighting and bird/bat boxes.

Other Matters

- 10.16 7 letters of objection were received to this application from neighbouring properties. A number of the reasons for objection have been addressed in the above assessment, however the remainder will be addressed below.
- 10.17 Concerns were raised regarding potential future parking issues opposite 10 & 12 School Lane due to the barn conversion. The increase in 1 dwelling is unlikely to exacerbate existing parking issues, and as such cannot be used as a reason to justify refusal.
- 10.18 Concerns were also raised regarding the volume and speed of existing traffic. Similarly, it is unlikely that the proposal is likely to exacerbate this existing issue and as such cannot be used as a reason to justify refusal.
- 10.19 Objections were also submitted with regard to the impact upon neighbouring properties from cars driving down the side of adjacent property to access the dwelling. Given that the conversion is for 1 dwelling, potential noise impacts are unlikely to be significant or detrimental.
- 10.20 A number of objections also raised concerns regarding car lights shining in neighbouring property windows. Similarly, given that the conversion is for 1 dwelling, potential light impacts from vehicles is unlikely to be significant or detrimental.
- 10.21 The letters received also raised concerns regarding access for emergency vehicles. The scheme would utilise an existing access currently associated with No. 6.
- 10.22 Some objections noted the unacceptable smells of drains in the area (sewage and standing water) and acknowledged that this had been problematic since the development of Scholars Close and Hutchinson Close. It is unlikely that the conversion use would detrimentally exacerbate this issue. Noise from construction was also raised as a concern. However, the construction works associated with the conversion are unlikely to be detrimental and thus could not be used to justify refusal.

10.23 The devaluation of property is not a material planning consideration and therefore cannot be considered as a reason to refuse the application.

11 CONCLUSIONS

11.1 The conversion of the existing barn to 1 dwelling is not considered to introduce any significant impacts upon the character of the surrounding area or surrounding residential amenity by way of overlooking, overbearing or overshadowing. The proposal will utilise an existing access and parking is considered sufficient. No further policy issues were raised with regard to ecology or flood risk at the site. As such, the scheme is considered to be compliant with LP1, LP2, LP3, LP14, LP15, LP16 and LP19 of the Fenland Local Plan 2014.

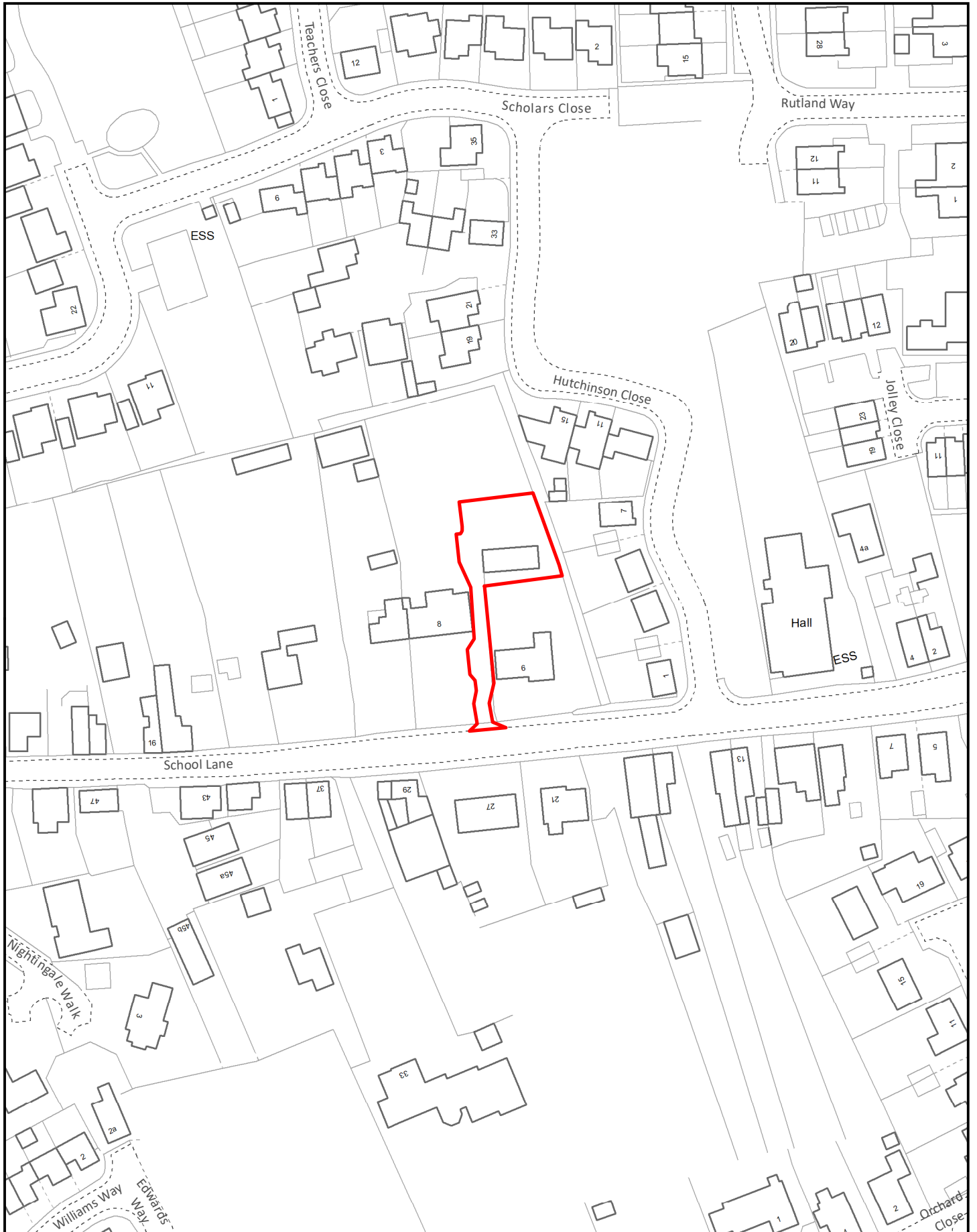
12 RECOMMENDATION

12.1 **Grant**, subject to the following conditions:

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>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 with or without modification), planning permission shall be required for the following developments or alterations:</p> <ul style="list-style-type: none">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 of the site (as detailed in Schedule 2, Part 2, Class A). <p>Reasons - In order to control future development and to prevent the site becoming overdeveloped in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
3	<p>Should no development have taken place by July 2024, no works to the barn shall in any circumstances commence until pre-commencement surveys for bats have been completed and confirmed no bats are present (including nocturnal surveys).</p> <p>If no bat(s) are found to be present, building works must commence within 24 hours of completion of the survey. A copy of the survey report must be submitted to the LPA within 1 week of the completion of the survey and confirm demolition works have been completed.</p>

	<p>If bat(s) are found to be present, no works to the building (including renovation works) shall be undertaken until a bat mitigation strategy has been provided to and approved by the LPA.</p> <p>All roof and ridge tiles shall be removed by hand.</p> <p>Reason – To ensure biodiversity is protected in compliance with Policy LP19 of the Fenland Local Plan 2014.</p>
4	<p>Within 6-months of the commencement of development hereby approved, a scheme for the provision of external lighting relating to all dwellings and common areas within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.</p> <p>The external lighting shall be carefully designed for wildlife, in accordance with recommendation set out in the Protected Species Survey report, and baffled downwards away from the retained trees and hedgerows/scrub corridors.</p> <p>Reason - In order to ensure that compliance with the Conservation of Habitats and Species Regulations 2017 and to provide biodiversity mitigation/compensation in line with the aims of the National Planning Policy Framework and Policy LP19 of the Fenland Local Plan 2014.</p>
5	<p>Prior to the commencement of the development, details of the proposed location of bird and bat boxes recommended in Protected Species Survey report shall be submitted to and approved in writing by the Local Planning Authority. All nest boxes should be positioned in 'unlit' areas and details should include (but not limited to):</p> <p>Boxes on buildings: annotated elevational plan showing the type of box, height above ground and distance away from any windows or external lighting.</p> <p>Boxes on trees: annotated landscape plan showing the type of box to be attached to mature tree(s), its orientation and height above ground.</p> <p>All boxes shall be installed, under supervision of an ecologist, as agreed prior to occupation.</p> <p>Reason - To enhance biodiversity in accordance with Policies LP16 and LP19 of the Fenland Local Plan 2014.</p>
6	<p>No development approved by this permission shall be commenced prior to an investigative contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process, and the results of each stage will help decide if the following stage is necessary.</p> <p>a. The contaminated land assessment shall include a desk study to be</p>

	<p>submitted to the LPA for approval. The desk study shall detail the history of the site uses, the proposed site usage, and include a conceptual model. The site investigation strategy will be based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.</p> <p>b. The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.</p> <p>c. A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.</p> <p>No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs (d), (e) and (f).</p> <p>(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.</p> <p>(e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.</p> <p>(f) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.</p> <p>Reason - To ensure that the development complies with approved details in the interests of the protection of human health and the environment.</p>
7	Approved plans



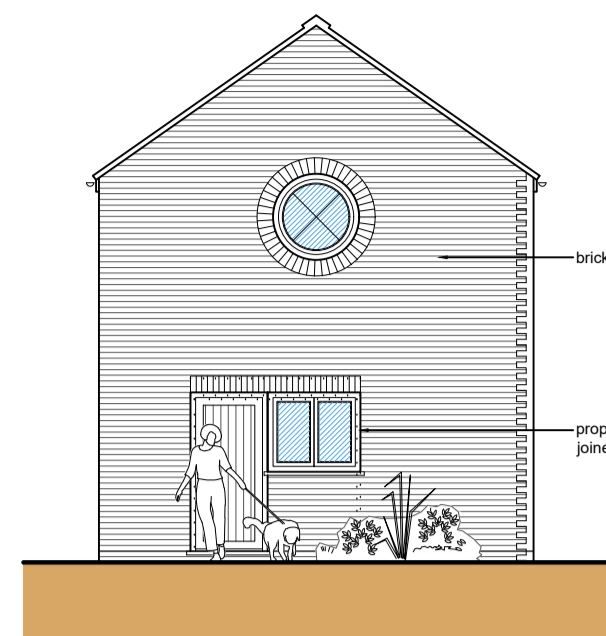
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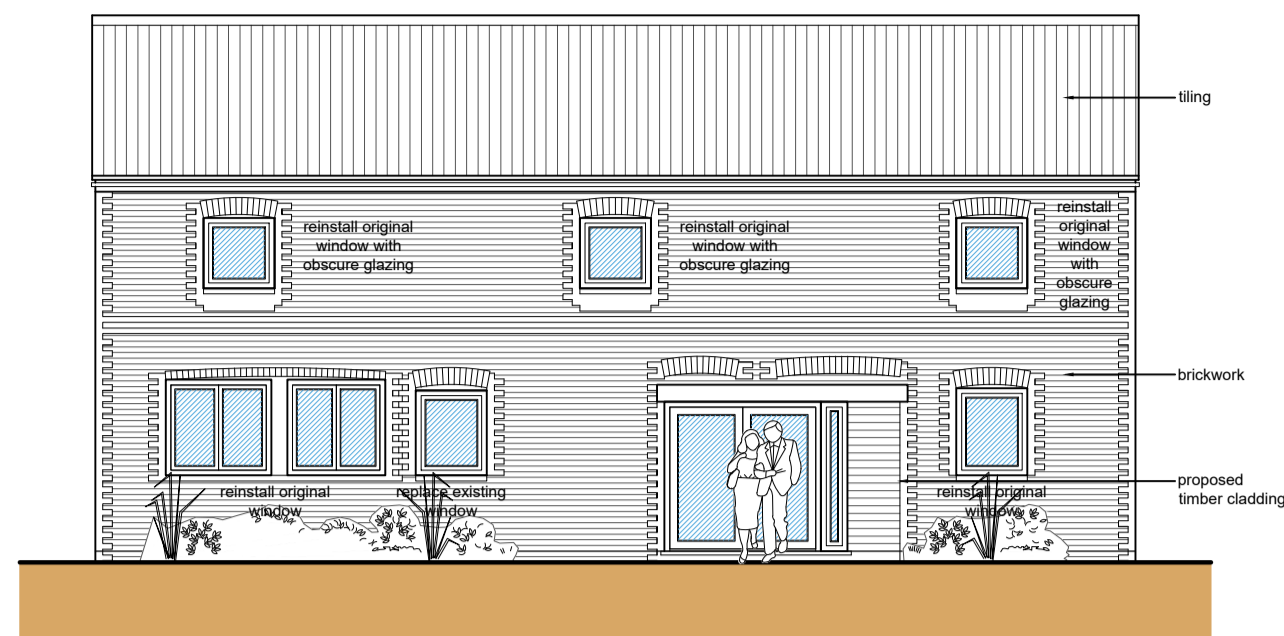
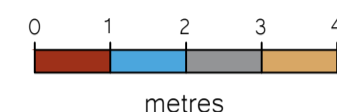
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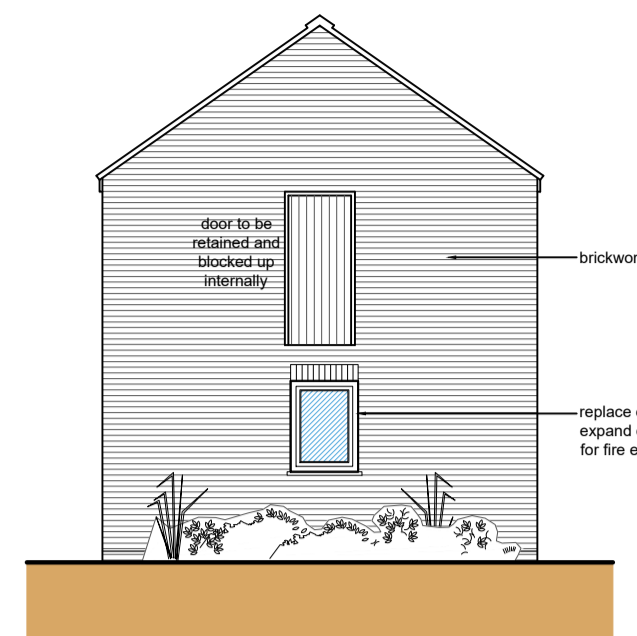
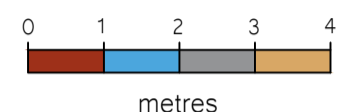




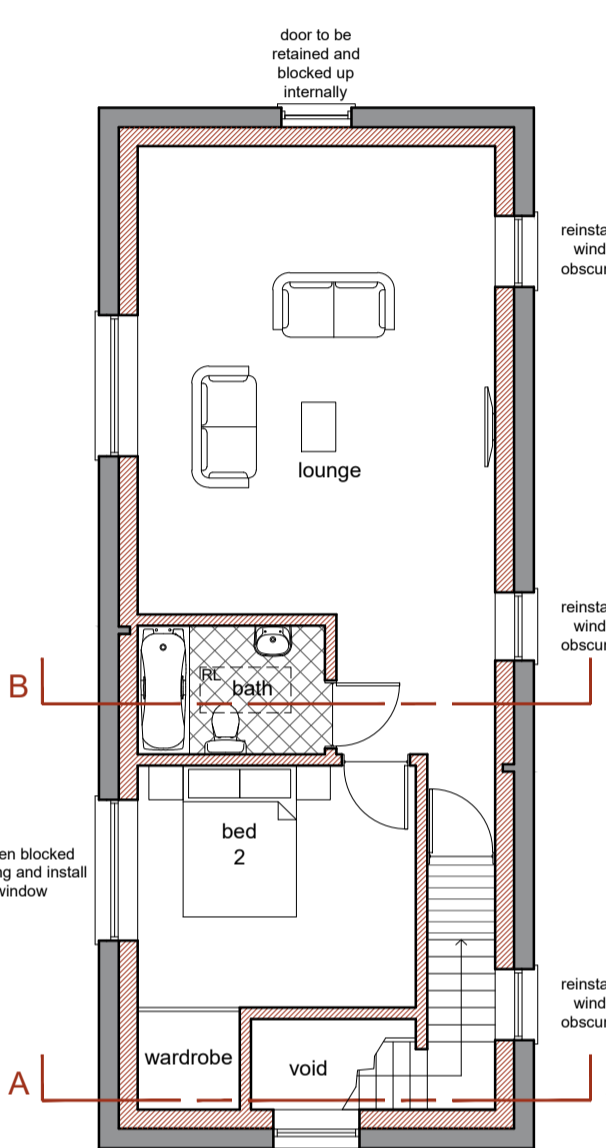
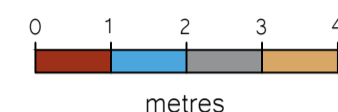
Front Elevation (W)
Scale: 1:100



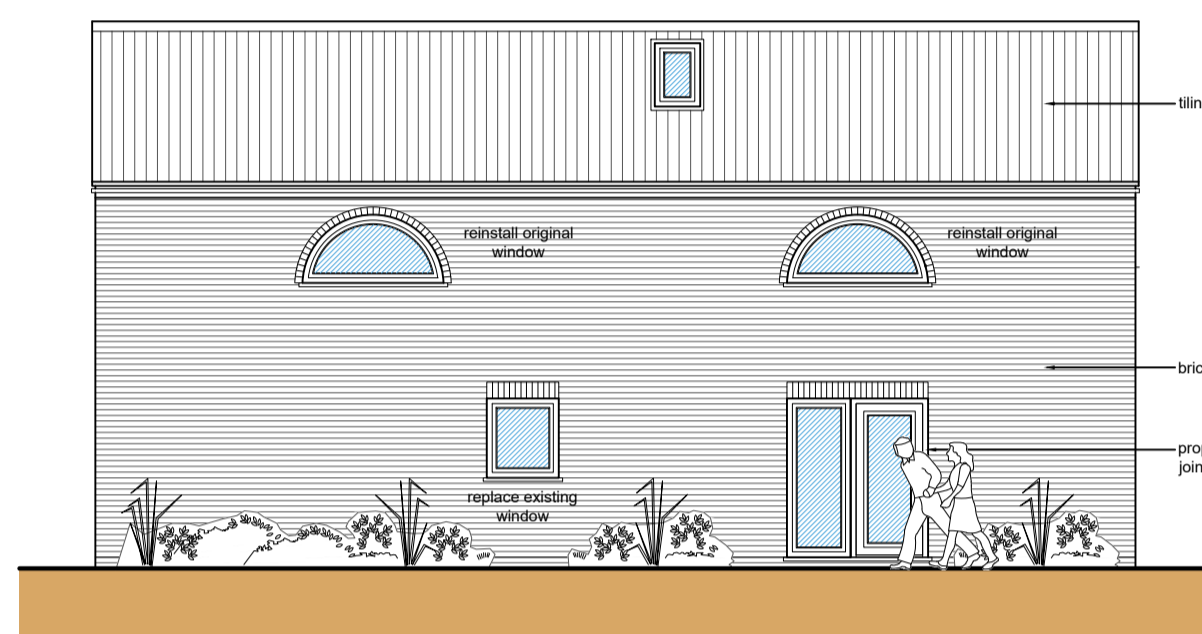
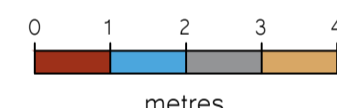
Side Elevation (S)
Scale: 1:100



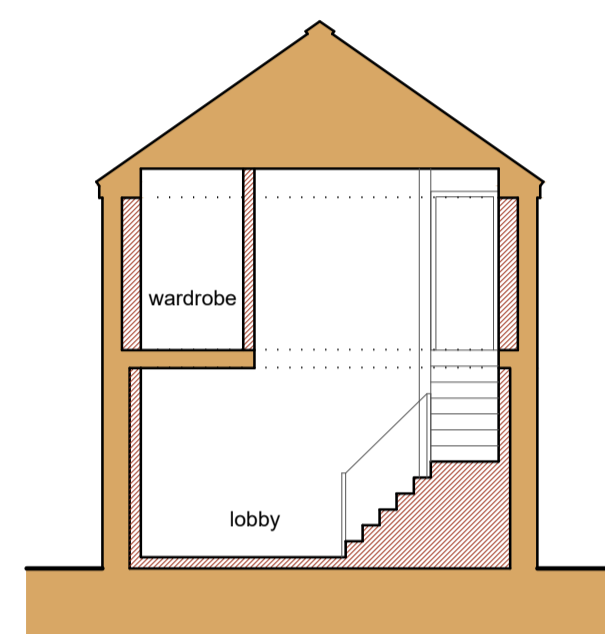
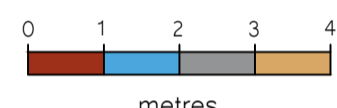
Rear Elevation (E)
Scale: 1:100



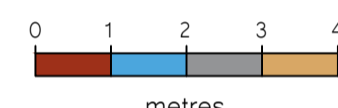
First Floor Plan
Scale: 1:100



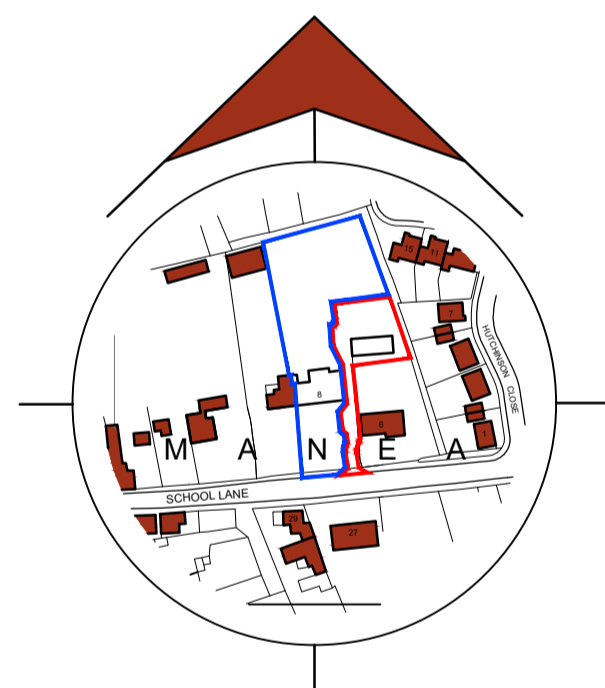
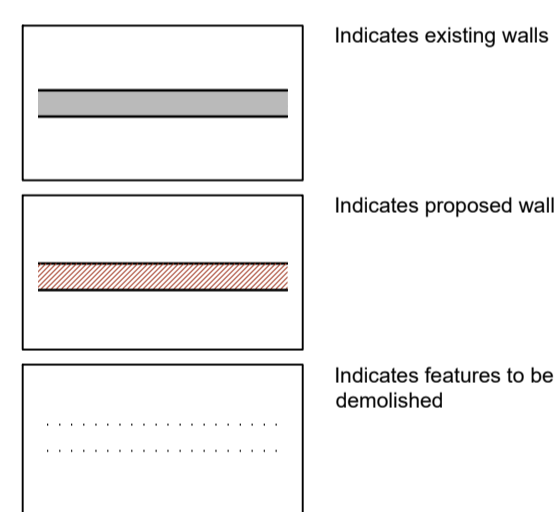
Side Elevation (N)
Scale: 1:100



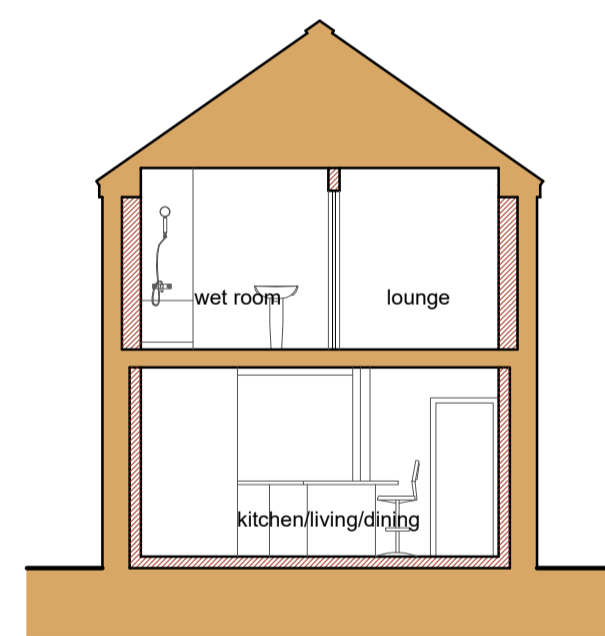
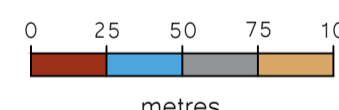
Section A-A
Scale: 1:100



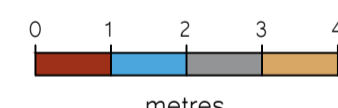
WALL KEY



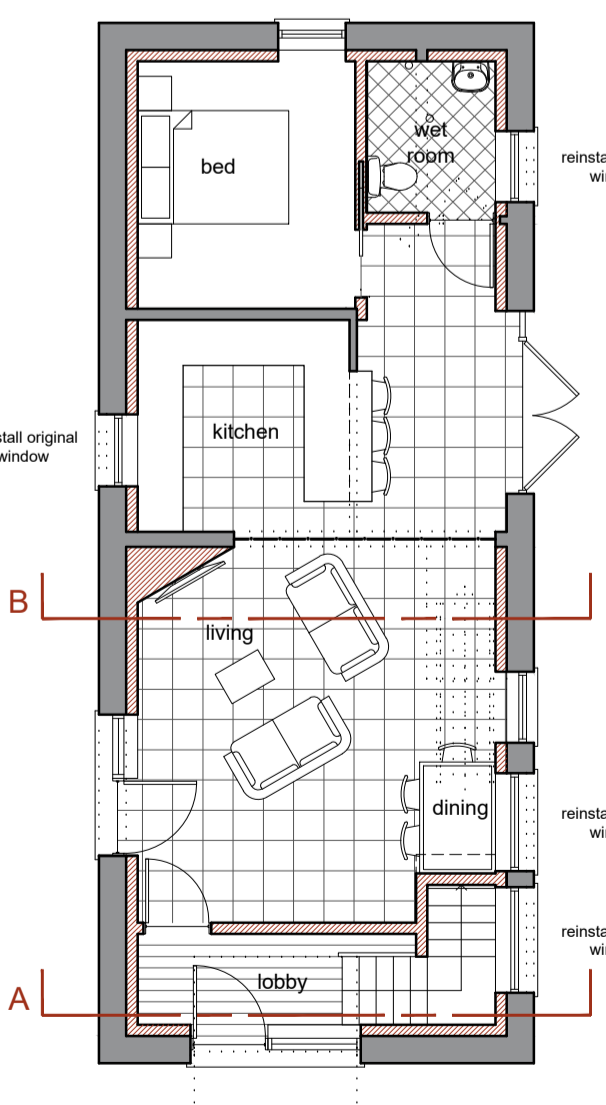
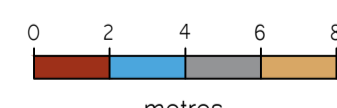
Location Plan
Scale: 1:2500



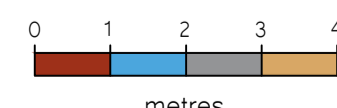
Section B-B
Scale: 1:100



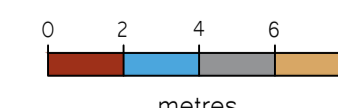
Street Scene (W)
Scale: 1:200



Ground Floor Plan
Scale: 1:100

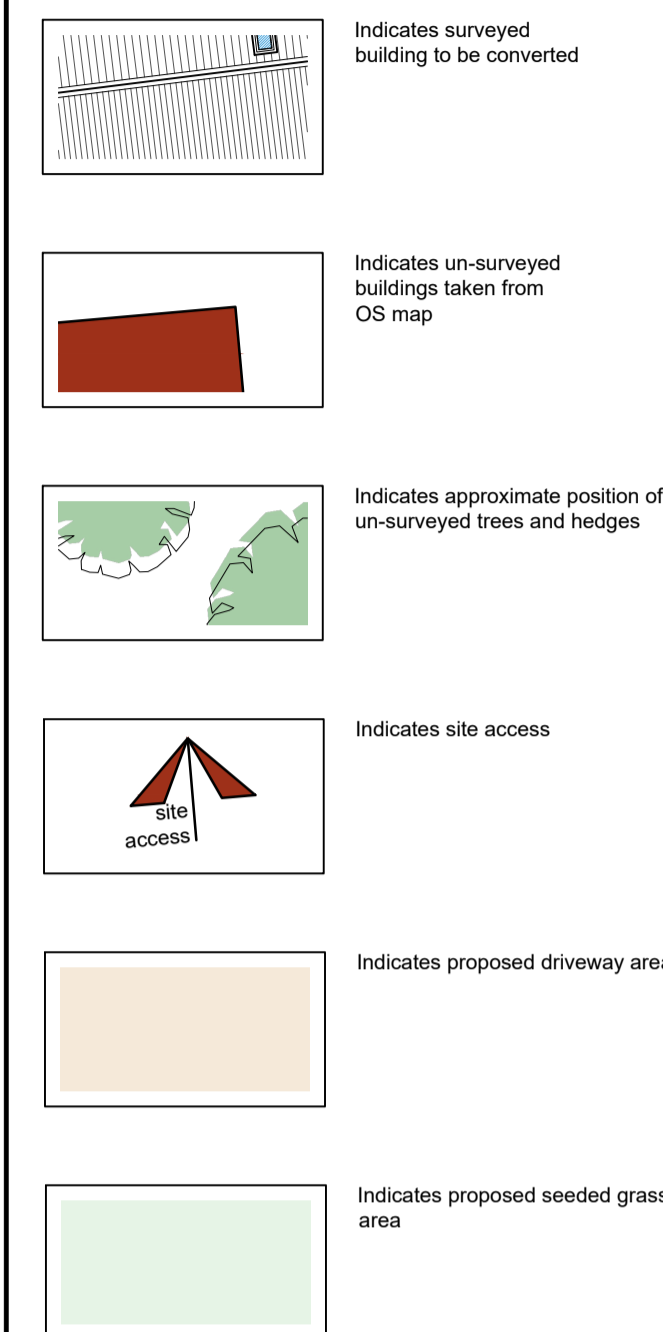


Site Plan
Scale: 1:200



- General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
 2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
 3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
 4. Any discrepancies are to be brought to the designers attention.

SITE PLAN KEY



Revisions		
D	Feb 24	Revised Amenity Space

FOR APPROVAL



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Proposed Barn Conversion To Provide Elderly Care at 8 School Lane, Manea	Date July 2023	Drawn by GT
		Checked by GE
Drawing Title Planning Drawing Site & Location Plan, Floor Plans, Elevations & Section	Job No. SE-2002	Sheet Size A1
	Dwg No. PP1000	Revision D