
F/YR23/0791/F

Applicant: Ms Sarah Palmer

**Agent : Mr Chris Walford
Peter Humphrey Associates Ltd**

Land North West Of 41, King Street, Wimblington, Cambridgeshire

Erect 3 no dwellings (1 x 2-storey 4-bed and 2 x single-storey 3-bed) and associated works with access from Willow Garden.

Officer recommendation: Grant

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

Government Planning Guarantee

Statutory Target Date for Determination: 16 November 2023

EOT in Place: No

EOT Expiry: 07 June 2024

Application Fee: £1386

This application is out of time.

1 EXECUTIVE SUMMARY

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| <p>1.1. The proposal is an application for full planning permission for 3 new dwellings. The application proposes three new dwellings; plot 1 a 4-bed chalet-style 2-storey dwelling and plots 2 and 3 as 3-bed bungalows.</p> <p>1.2. The application site is located within the developed footprint of Wimblington. Policy LP3 of the Fenland Local Plan advises that Wimblington is a 'Growth Village' and that development within the existing urban area, such as this location, is appropriate.</p> <p>1.3. Policy LP12 advises that for villages new development will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside. No character harm to the countryside of the settlement is envisaged.</p> <p>1.4. The site is located in the Zone 1 and as such, is at a low risk of flooding.</p> <p>1.5. Overall, the proposed development is considered to be acceptable and the recommended for approval.</p> |
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2. SITE DESCRIPTION

- 2.1. The application site consists of land located between residential properties fronting King Street to the south and the recent Willow Gardens development to the north and accessed off Willow Gardens and is located to the north of No. 41 King Street.
- 2.2. The immediate area is characterised by a mixture of dwellings of varying ages, styles and scales.

3. PROPOSAL

- 3.1 The application proposes three dwellings; plot 1 a 4-bed chalet-style 2-storey dwelling and plots 2 and 3 as 3-bed bungalows.
- 3.2 The proposed access would lead off the main access serving the Willow Garden development, with the 3 dwellings served by a private 4m wide access road.
- 3.3 The application has been amended to respond to concerns over scale and associated impacts of the development.
- 3.4 Full plans and associated documents for this application can be found at:

[F/YR23/0791/F | Erect 3no dwellings \(1 x 2-storey 4-bed and 2 x single-storey 3-bed\) and associated works with access from Willow Gardens | Land North West Of 41 King Street Wimblington Cambridgeshire \(fenland.gov.uk\)](https://fenland.gov.uk/F/YR23/0791/F | Erect 3no dwellings (1 x 2-storey 4-bed and 2 x single-storey 3-bed) and associated works with access from Willow Gardens | Land North West Of 41 King Street Wimblington Cambridgeshire (fenland.gov.uk))

4. SITE PLANNING HISTORY

There are a number of applications relating to the existing Willow Gardens development and associated access which is proposed to be used for this scheme but no recent planning history in relation to the site itself.

5. CONSULTATIONS

- 5.1 **Wimblington Parish Council (17.10.2023)** – This proposed erection of these three large scale dwellings is not in keeping *with the surrounding area of both new developments and pre-existing historic dwellings along Kings Street. It does not consider the local context that it will integrate into, the intention (Design and Access Statement) states that this proposal intends to create a theme development of its own. This themed design of dwellings will impact on the street scene when viewed from Kings Street and Willow Gardens, they will also impact on the visual and amenities to the rear of 37 - 39c Kings Street. Noise from vehicles accessing the single road into the site will impact on newly developed homes to the north in Willow Gardens. The erection of a 1.8m high closed board fence to the northern side of the boundary will enclose and effect natural light on the new dwellings in Willow Gardens, plus the 1.8m close boarded fencing to the southern boundary will effect natural light into the properties on Kings Street. This proposal is not in keeping with the surrounding area, will have an adverse impact on the local area and impact on surrounding developments. NPPF - 12- Achieving well-designed places 15 - Conserving and enhancing the natural environment 16 - conserving and enhancing the historic environment - 190 - (b) (c) FDC LPP - LP3 - LP16 National Design Code.*

- 5.2 Wimblington Parish Council (17.05.2024)** - *We have had the opportunity and ability to compare the old and the revised plans etc. That being the case Wimblington Parish Council have no further objections to this application.*
- 5.3 Cambridgeshire County Council Highways (01/11/2023)** - *The proposed development is for a 3no. residential dwelling, with a new shared access. While Willow Gardens is currently a private street, it is the developer's intention for it to be adopted, and as result we have been approached regarding a S38 Agreement. The shared private driveway will need to be at least 5m wide for at least an initial length of 8m from the Willow Gardens carriageway edge to allow for two-way vehicle passing. The proposal will also need to include 2m x 2m pedestrian visibility splays, measured to the rear of the footway, either side of the access. The proposal will also need to include 2m x 2m pedestrian visibility splays, measured to the rear of the footway, either side of the access. Failure to comply with these Specifications may result in an objection and prohibit the adoption of Willow Gardens as a public highway.*
- 5.4 Cambridgeshire County Council Highways (29/02/2024)** - *The issues raised in my Highways response (01/11/2023) regarding the pedestrian intervisibility splay at the site access and the 5m width of shared private driveway for the initial length of 8m from the Willow Gardens are now addressed (based on the submitted indicative site plan- drawing no. 6522/02J). The Applicant should note that permeable paving is not an acceptable form of surface water drainage in isolation. The applicant will need to include a secondary means of surface water drainage for the new driveway (e.g., channel drain) or else fall the driveway back into the site. If the LPA is mindful to approve the application, please append the following condition to any consent granted. Conditions Highway Drainage: The approved 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. Reason: To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014*
- 5.5 Cambridgeshire County Council Archaeology (02.10.23)**- *Our records indicate that the development lies in an area of archaeological potential, known from recent archaeological investigations in the vicinity. Archaeological investigations to the adjacent north, have found evidence for medieval activity including field or plot boundaries which may continue into the development area itself (Cambridgeshire Historic Environment Record references. MCB27950 and ECB6948). Further medieval activity is known to the east, where the deserted medieval village of Eastwood End is believed to be located, investigations in the area have evidenced traces of medieval buildings (CHER ref. 11416B). Archaeological investigations during the installation of a pipeline to the north also found traces of Roman activity (CHER ref. MCB20073). Frequent Roman activity has been found to the west, where Iron Age to Roman settlement evidence has been found clustered along the route of a trackway which cuts through multiple areas of investigation on a rough north-west to south-east orientation (CHER refs. MCB20356 and MCB31818). The trackway is likely to continue towards a series of irregular enclosures of prehistoric to Roman date, which is known from cropmarks c.350m to the west of the development area. Due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the*

development area, and to establish the need for archaeological mitigation of the development as necessary. Usage of the following condition is recommended:

Archaeology Condition

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- *the statement of significance and research objectives;*
- *The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;*
- *The timetable for the field investigation as part of the development programme;*
- *The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.*

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).

Informatives:

Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

A brief for the recommended programme of archaeological works is available from this office upon request. Please see our website for CHET service charges

5.6 Environmental Health (13.11.2023)

Environmental Health does not object to the principle of this application. The following comments are for your consideration.

Noise

It is not considered that this development will have a detrimental impact to the current noise climate once developed. The development is however in very close proximity to residential properties and therefore there is a potential impact during the construction period. I would therefore recommend that a Construction Management Plan is conditioned and agreed in writing prior to the

commencement of this development to identify, manage and mitigate detrimental impacts of noise, light and dust to nearby residential properties.

Contaminated Land

I have noted that the detailed assessment has not made consideration for previous land uses and the presence of contaminated land or pollution incidents. Part of the site has a recorded land use as a nursery and has been identified by this authority as a location for further assessment. I have noted in planning application F/YR17/0682/F for the development of Willow Gardens that a phase 1 contaminated land survey was requested and undertaken. Although this report did not specifically extend to this plot of land, the data gathered in the report has provided a detailed description of previous land use, and specifically the activities undertaken as a nursery. I therefore do not seem it necessary to request a duplicate report is provided, however I would strongly recommend that a condition is attached to control any contamination or pollution incidents identified during the demolition, land clearance and development of this land.

Air Quality

This location has not been identified as having any issue or concerns for air quality and it is not considered that this development will be detrimental to the current air quality

5.7 11 objections, 1 support and 2 representations were received from residents of Willow Gardens, with one from Clayfields Drive. The comments are summarised as follows:

- The narrow road would not be adopted by highways and is not acceptable.
- Not in keeping with the character of the wider area.

Two comments were received after the re-consultation re-iterating the highway concerns .

6. STATUTORY DUTY

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

National Planning Policy Framework (NPPF)

Para. 2 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 10 - So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development

Para. 12 - The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.

Para. 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para. 135 - Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance (NPPG)

Determining a Planning Application

National Design Guide 2021

Context – C1, C2

Identity – I1

Built Form – B2

Movement – M3

Homes and Buildings – H1, H2, H3

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

LP4 – Housing

LP5 – Meeting Housing Need

LP12 – Rural Areas Development Policy

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

LP17 – Community Safety

LP19 – The Natural Environment

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
LP7: Design
LP8: Amenity Provision
LP11: Community Safety
LP12: Meeting Housing Needs
LP20: Accessibility and Transport
LP21: Public Rights of Way
LP22: Parking Provision
LP25: Biodiversity Net Gain

8. KEY ISSUES

- **Principle of Development**
- **Design considerations and visual amenity of area**
- **Residential Amenity/Health and wellbeing**
- **Parking and Highways**
- **Developer Contributions**
- **Flood Risk and Drainage**
- **Archaeology**

9. BACKGROUND

9.1 The scheme has been amended during the course of the application to provide a wider access road that would serve as a shared access for existing as well as the proposed 3 new dwellings.

10. ASSESSMENT

Principle of Development

10.2 The application site is considered to be located within the developed footprint of the village, within the settlement of Wimblington. Policy LP3 of the Fenland Local Plan advises that Wimblington is a 'Growth Village' and that development within the existing urban area, such as this location, is appropriate.

10.3 Policy LP12 advises that for villages new development will be supported where it contributes to the sustainability of that settlement and does not harm the wide open character of the countryside; the site is considered to be within the existing developed footprint of the village. This policy also advises that if a proposal within or on the edge of a village, in conjunction with other development built since 2011 and committed to be built (i.e. with planning permission) increases the number of dwellings in a growth village by 15% or more then the proposal should have demonstrable evidence of clear local community support for the scheme.

Wimblington has already exceeded its 15% threshold. However, an appeal decision received in respect of an application that was refused purely on this basis (F/YR14/0838/O) indicates that the threshold considerations and requirement for community support should not result in an otherwise acceptable scheme being refused and against this backdrop the absence of community support does not render the scheme unacceptable in planning terms.

- 10.4 As such the principle of this development is considered to be supported by Policies LP3 and LP12 of the Fenland Local Plan 2014.

Design considerations and visual amenity of area

- 10.5 Policy LP16 seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area.
- 10.6 LP12 highlights that new development will be supported where it contributes to the sustainability of the settlement and does not harm the wide-open character of the countryside. To ensure this there are a number of criteria expressed in this policy namely (a) - (k). These criteria, in summary, seek to achieve compliance with the settlement hierarchy in terms of amount of whilst also ensuring that development responds to the existing built form and settlement character, retains and respects existing features of the site and the locality, respects biodiversity and ecology and provides appropriate servicing etc.
- 10.7 Historically this area to the north of King Street comprised linear, frontage properties, however the subsequent development of Clayfields to the rear of 35 King Street and Willow Gardens to the north and west of the site have established in-depth development in this area. There is a mix of single-storey and 2-storey properties in the vicinity.
- 10.8 The proposed dwellings would be sited along the access road opposite to the existing houses and would create a cul-de-sac and as such will not be prominently visible from King Street, though glimpses will be seen from here and from the bypass to the east across the fields. The proposal will have more of a relationship with the new development to the rear and will be seen across the rear garden of 41 King Street. The 'chalet' style dwelling is considered to provide an acceptable visual appearance behind the single-storey dwellings to the north, these are modest in scale and the design is considered acceptable in this area where there is no specific vernacular and a range of architectural styles. Due to the fact that the proposal will adjoin dwellings which front Willow Gardens it is important that the dwellings are designed to also have a relationship with this; the gable element to the rear provides detail and helps to achieve this. Details of materials have been provided, use of bricks and concrete tiles are indicated, a condition will be imposed to ensure full details are of materials are provided.

Residential Amenity

- 10.9 The dwelling proposed at Plot 1 would be a chalet-style unit with rooflights and PV panels on the front and rear elevations. Owing to the siting and the scale of the dwelling being 1.5 storeys and the at the south section of the first floor would be predominantly store area, this dwelling would not result in any undue overlooking for the properties to the sides and rear. The bedroom window on the first floor has been conditioned to be obscurely glazed and non-opening before 1.7m above the finished floor levels to avoid any undue overlooking for the Plot 2.

In terms of the potential occupiers for the dwelling, the residents would have adequate internal and external amenity space and would be deemed acceptable.

- 10.10 Plot 2 proposes a bungalow in an 'L' shape with a gable end sitting closer to the rear boundary with the neighbouring properties Nos. 39b and 39c and side elevations facing Plot 1 and 3; however, there are no first-floor fenestrations on this wall and the ground floor music room windows would sit in level with the proposed 1.8m high boarded fencing. The proposed fenestration on the south elevations would sit at separation of over 15m at the ground floor and would not result in any undue overlooking. The first floor would site closer to the road and sited away from the common boundaries.
- 10.11 The dwelling proposed at the plot 3 would be linear development sited behind the No.41 and would replicate this bungalow, with gable-ends facing each other. There would be no first-floor element on this bungalow. The proposed rear elevation would have a glazed section which would be largely screened behind the existing 1.8m high fencing and remaining section would be higher than the average human height and would not cause any undue overlooking for this neighbouring property.
- 10.12 It is acknowledged that there will be some visual impact from the rear gardens of the existing dwellings to the south; however, these properties are located on substantial plots and any direct overlooking would impact only the rear most part of the gardens, with sufficient private areas remaining, as such, overall the proposed development is not considered to create a significant detrimental impact on the residential amenity of these neighbouring dwellings, or on future occupiers of the development.
- 10.13 Policy LP16 (f) of the Fenland Local Plan 2014 and DM4 of the Delivering and Protecting High Quality Environments SPD 2014 seek to ensure that adequate, well-designed facilities for the storage, sorting and collection of waste are provided and that users should not have to carry bins in excess of 30m. A wheeled bin collection point is proposed within 10m of the Willow Gardens highway, which is deemed acceptable. The street would be paved that would ease movement of bins and whilst the proposal doesn't strictly comply with DM4 or RECAP guidance (Plot 1 occupiers would need to wheel their bins approx. 50m to the collection point) a suitable collection point has been provided and refusal on these grounds is not considered to be reasonable in this instance.

Flood Risk and Drainage

- 10.14 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. The development would need to satisfy Part H of the Building Regulations to demonstrate appropriate means of surface and foul water drainage. Accordingly, there are no issues to address in respect of Policy LP14.

Highways/parking

- 10.15 The development is proposed to be served from the adoptable standard Willow Gardens road which serves this wider development. A block paved 'shared surface' access drive would run from this along the frontages of the three proposed dwellings with a turning head at the end of this between plots 1 and 2. The access drive would be 5m wide for the first 8 m and 4m wide thereafter. This enables cars to pass and avoids waiting on Willow Gardens. Suitable visibility splays can be achieved as detailed on the submitted plans. The LHA have no objections subject to conditions.
- 10.16 Parking spaces have been provided to the required specification for all three dwellings that would be in accordance with Policy LP15 and Appendix A of the Fenland Local Plan 2014. As such, there are no issues to address in relation to the aforementioned policy.

Archaeology

- 10.17 Cambridgeshire County Council Archaeology have advised that the site lies in an area of archaeological potential and should be the subject of an archaeological evaluation in advance of development commencing. They raise no objection to the application subject to a programme of archaeological investigation secured by way of a condition.

11. CONCLUSIONS

This report has considered the issues pertinent to the proposal and concluded that the development would be consistent with the relevant policies. It is acknowledged and detailed above that there will be some impact on residential amenity and the visual amenity of the area, however this is not considered to be significantly detrimental.

As such, the proposed development is recommended for approval subject to the following conditions.

12. RECOMMENDATION

Grant; subject to the following conditions:

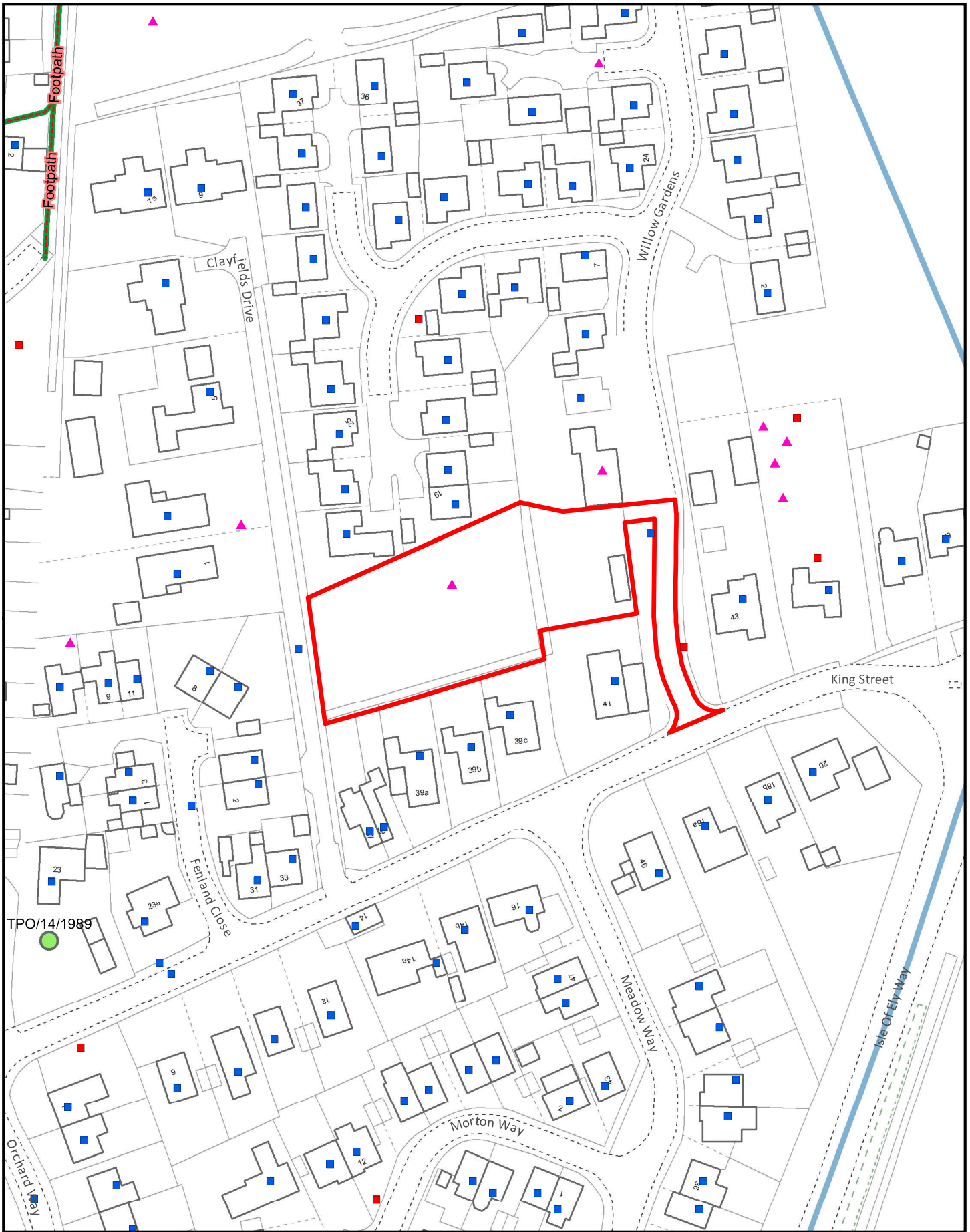
1.	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2.	<p>Prior to the commencement of the development hereby approved full details of the materials to be used for the external walls and roof shall be 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.</p> <p>Reason - To safeguard the visual amenities of the area in accordance</p>

	with Policy LP16 of the Fenland Local Plan, 2014.
3.	<p>No 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.</p> <p>Reason - To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan 2014.</p>
4.	<p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.</p> <p>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 and Policy LP16 of the Fenland Local Plan 2014.</p>
5.	<p>The approved 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.</p> <p>Reason: To prevent surface water discharging to the highway in accordance with policy LP15 of the Fenland Local Plan, adopted May 2014.</p>
6.	<p>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. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-</p> <ul style="list-style-type: none"> a) proposed finished levels b) means of enclosure c) car parking layout d) vehicle and pedestrian access and circulation areas e) hard surfacing, other hard landscape features and materials f) existing trees, hedges or other soft features to be retained, including details of measures to ensure their protection during construction

	<p>g) planting plans, including specifications of species, sizes, planting centres number and percentage mix</p> <p>h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife</p> <p>The approved hard landscaping scheme shall be carried out with regard to the dwelling to which it relates, prior to the occupation of that dwelling and the soft landscaping shall be carried out within the first available planting season following completion of the development or first occupation (whichever is the sooner) or alternatively in accordance with a timetable for landscape implementation which has been approved as part of the submitted landscape scheme.</p> <p>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.</p>
7.	<p>Prior to the first occupation of the development hereby permitted, the means of vehicular access shall be laid out and constructed, and visibility splays shall be provided, as shown on drawing 6522/02J. The visibility splays shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.</p> <p>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.</p>
8.	<p>Prior to the first occupation of the development hereby permitted, the proposed on-site parking/turning area and bin collection point shall be laid out in accordance with drawing 6522/02J, surfaced in a bound material and drained within the site. The parking/turning area, surfacing and drainage shall thereafter be retained as such in perpetuity (notwithstanding the provisions of Schedule 2, Part A, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any instrument revoking or re-enacting that Order).</p> <p>Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan</p>
9.	<p>No works shall proceed above slab level until a scheme for the provision of external lighting has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the development and retained thereafter in perpetuity.</p> <p>Reason - In order to ensure that the site meets the crime prevention guidelines in accordance with Policy LP17 of the Fenland Local Plan 2014.</p>

10.	<p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <p>a) the statement of significance and research objectives;</p> <p>b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;</p> <p>c) The timetable for the field investigation as part of the development programme;</p> <p>d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.</p> <p>Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2019).</p>
11.	<p>The first-floor bedroom window on the eastern elevation of the dwelling at plot 1, hereby approved shall be glazed with obscure glass and fixed shut to a height of 1.7m; and so maintained in perpetuity thereafter.</p> <p>Reason - To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings in accordance with policy LP16 of the Fenland Local Plan, 2014.</p>
12.	<p>No works shall proceed above slab level until a scheme of biodiversity enhancements including a timetable for implementation has been submitted to and approved in writing. The approved details shall be implemented in accordance with the agreed details and timetable and retained thereafter in perpetuity.</p> <p>Reason - In order to conserve, enhance and promote biodiversity in and around the site in accordance with policy LP19 of the Fenland Local Plan, 2014.</p>
13.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>Reason - For the avoidance of doubt and in the interest of proper</p>

	planning.
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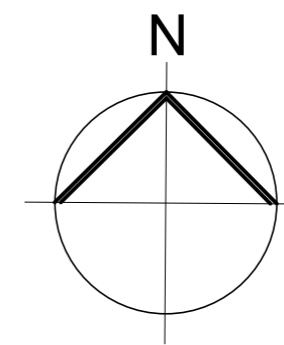
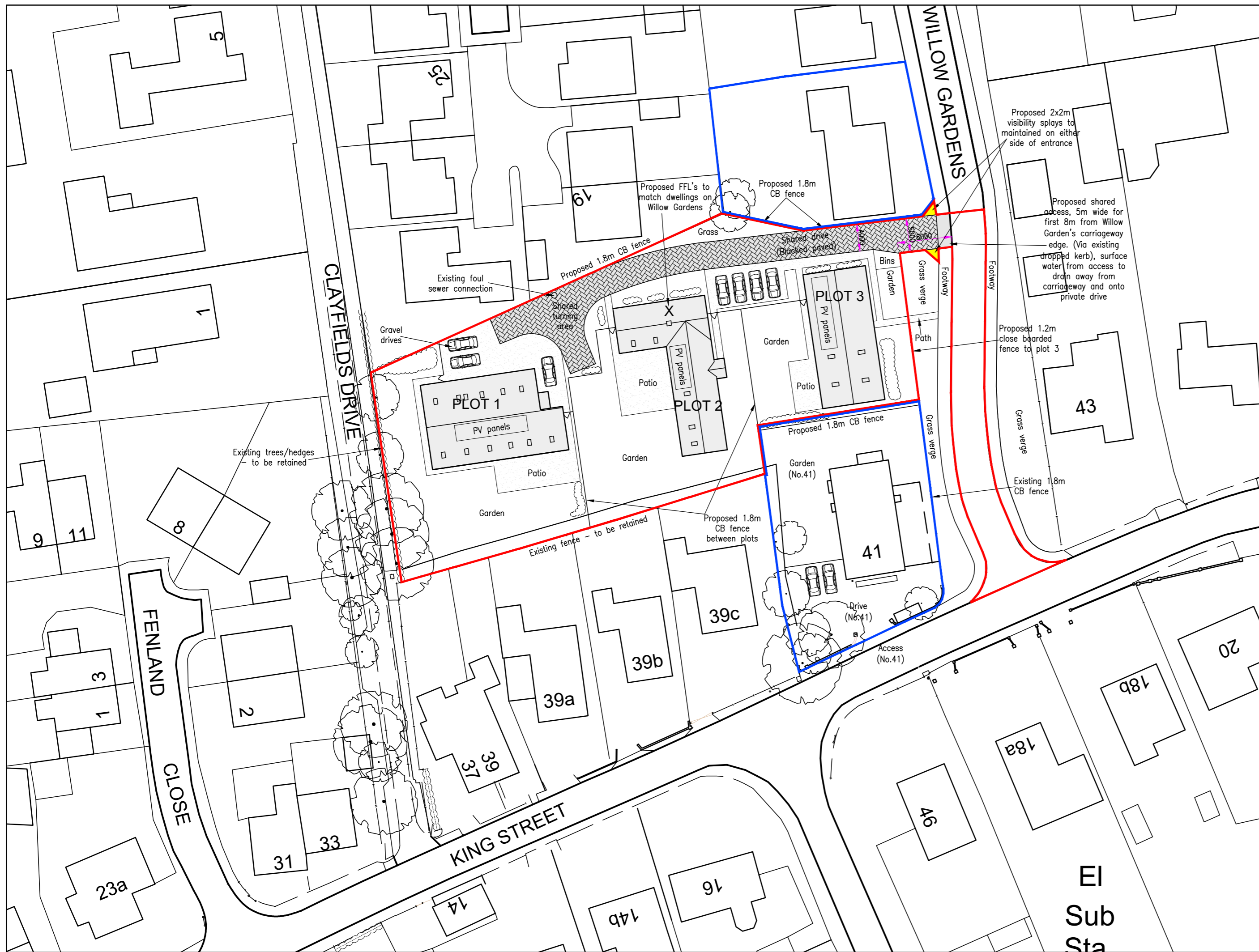
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REVISIONS



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CLIENT

MS SARAH PALMER

PROJECT

PROPOSED 3No. DWELLINGS

SITE

LAND NORTH OF 41 KING STREET
OFF WILLOW GARDENS
WIMBLINGTON
CAMBS
PE15 0QF

DRAWING

PLANNING DRAWING 2 - PROPOSED

JOB NO.	PAPER SIZE	DATE
6522/02J	A2	MAY 2022

Notes:
This drawing is the permission of Peter Humphrey Associates Ltd. and may not be reissued, loaned or copied in whole or part without written consent.

All dimensions shown on the drawing are in millimeters unless stated otherwise. If the drawing is received electronically (PDF) it is the recipient's responsibility to ensure it is printed to the correct paper size. All dimensions to be checked on site prior to commencing work and any discrepancies to be highlighted immediately.

The Construction (Design and Management) Regulations 2015:
Peter Humphrey Associates' form of appointment with the client confirms whether the agent is appointed as 'Designer' or 'Principal Designer' under these regulations. Nevertheless, the design phase has been carried out with due consideration for the safety during construction, occupation and maintenance of the finished project. No extraordinary hazards or risks were identified outside of the routine construction operations that would not already be apparent to a competent contractor.

Proposed Site Plan 1:500



Proposed Street Scene 1:200



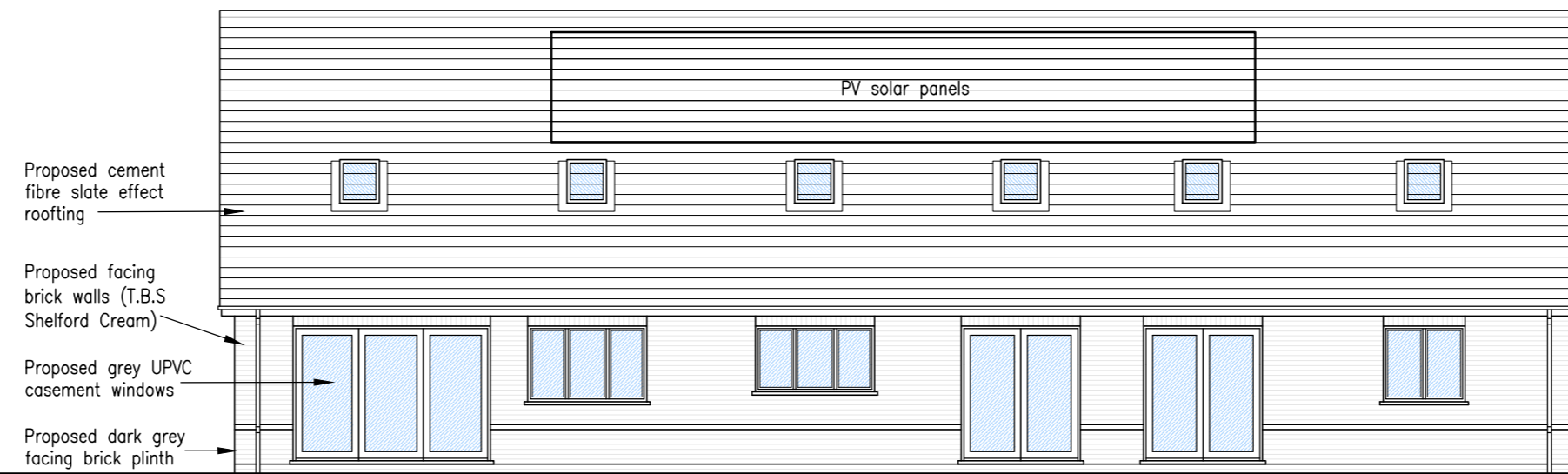
Proposed Front Elevation 1:100



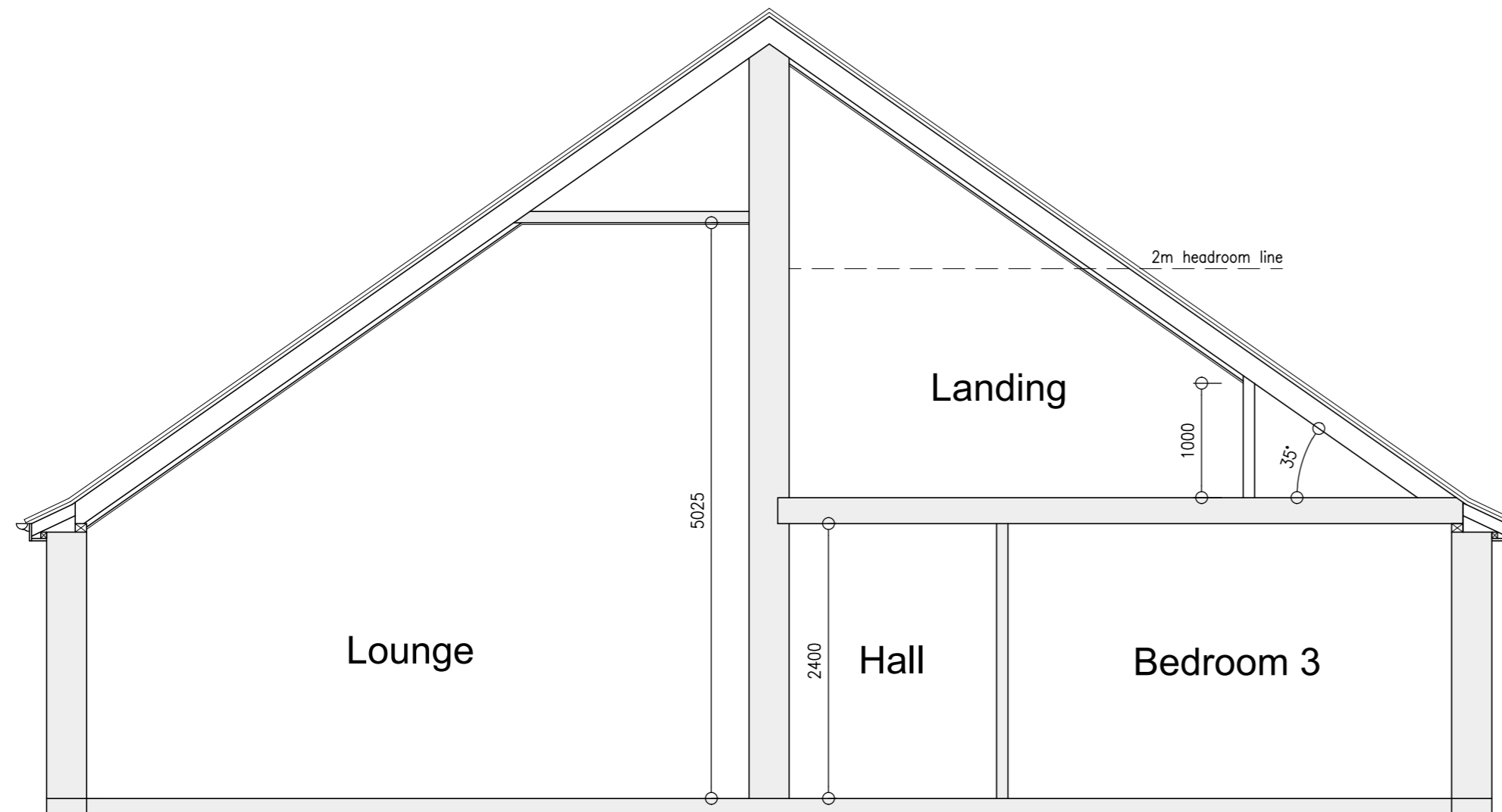
Proposed Side Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100



Proposed Section A-A 1:50

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CLIENT
MS SARAH PALMER

PROJECT
PROPOSED 3No. DWELLINGS/PLOTS

SITE
LAND NORTH OF 41 KING STREET
OFF WILLOW GARDENS
WIMBLINGTON
CAMBS
PE15 0QF

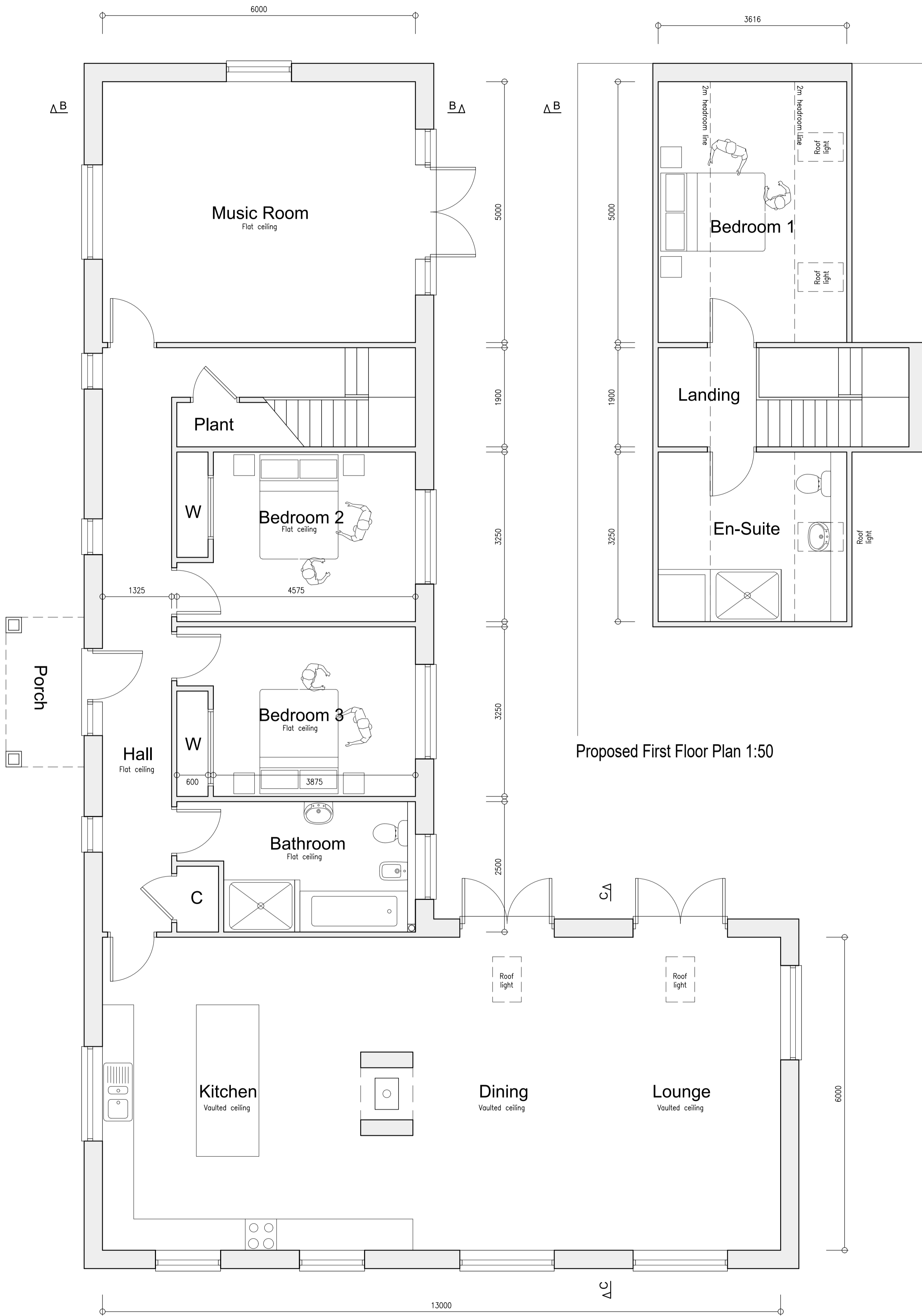
DRAWING
PLANNING DRAWING 4 - PLOT 1

JOB NO.	PAPER SIZE	DATE
6522/04F	A2	MAY 2022

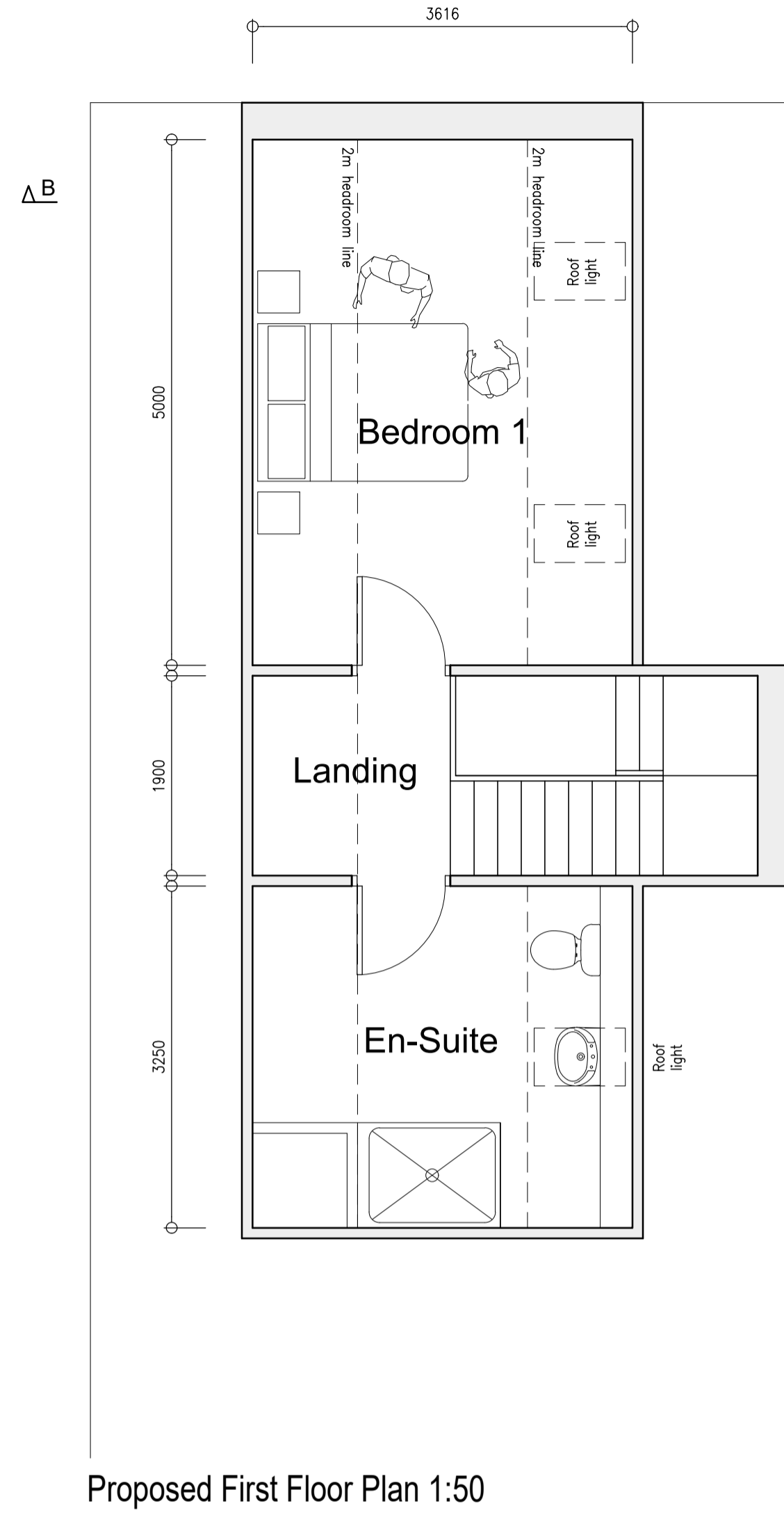
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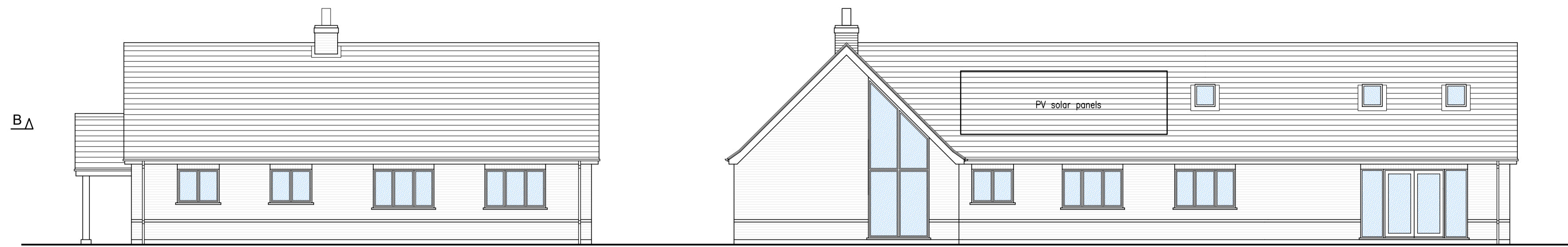
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Proposed Ground Floor Plan 1:50

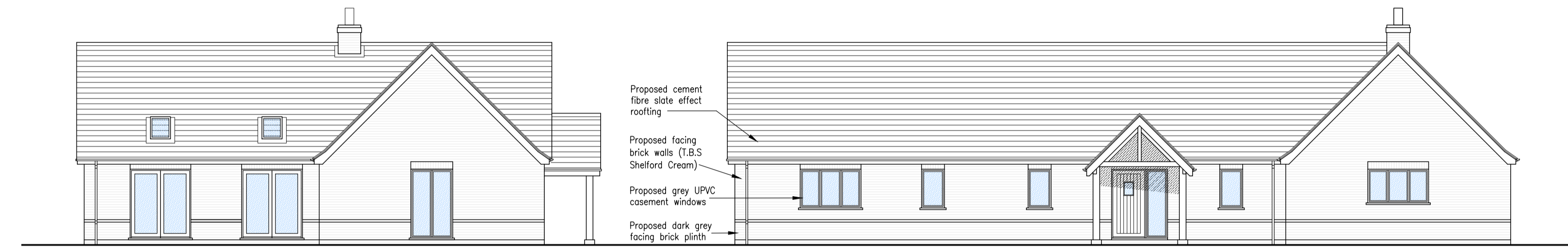


Proposed First Floor Plan 1:50



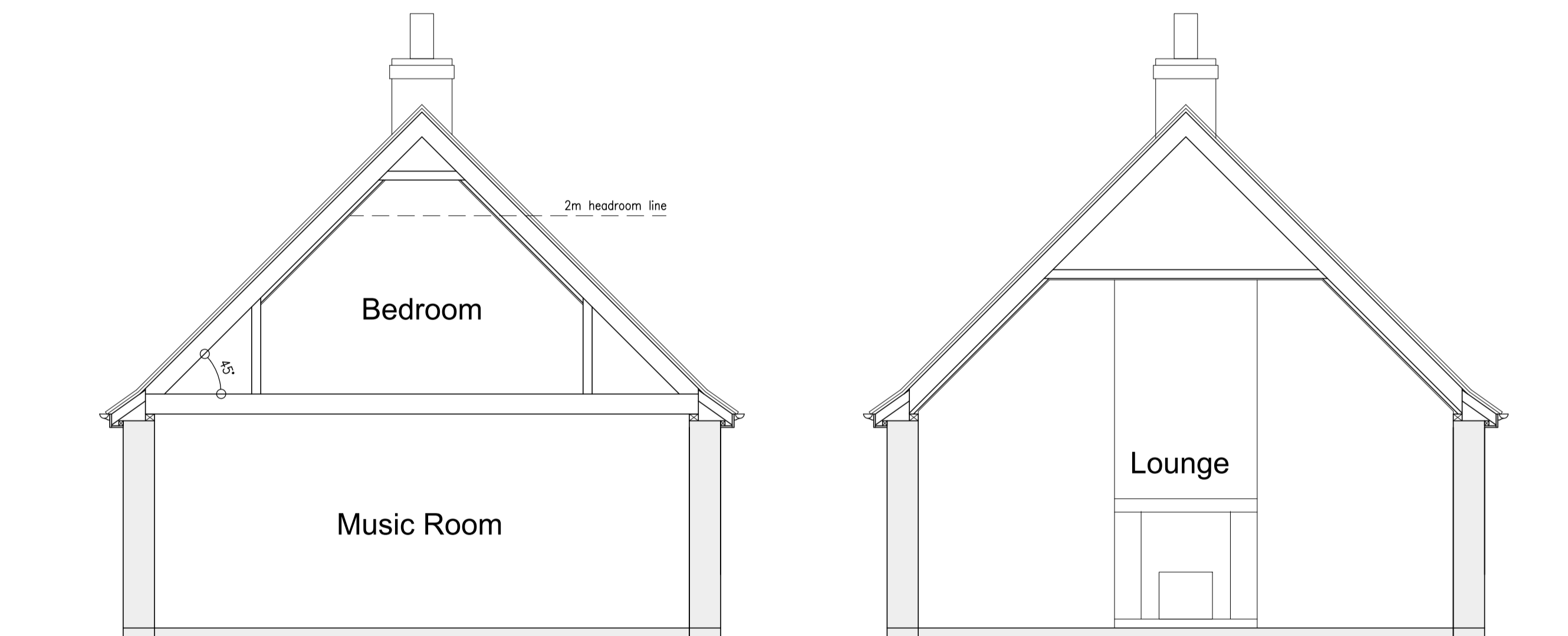
Proposed Front Elevation 1:100

Proposed Side Elevation 1:100



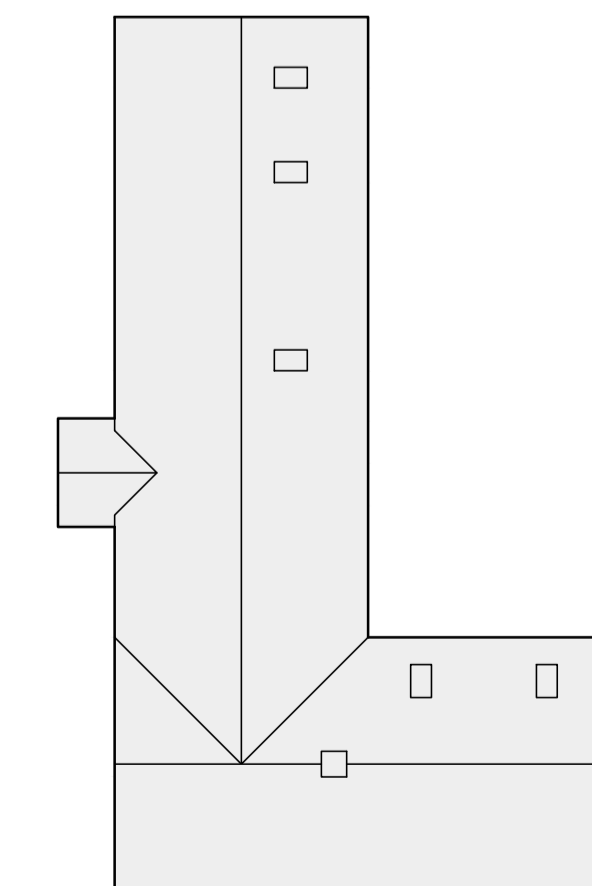
Proposed Rear Elevation 1:100

Proposed Side Elevation 1:100



Proposed Section B-B 1:50

Proposed Section C-C 1:50



Proposed Roof Plan 1:200

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DRAWING
PLANNING DRAWING 5 - PLOT 2

JOB NO.	PAPER SIZE	DATE
6522/05G	A1	MAY 2022

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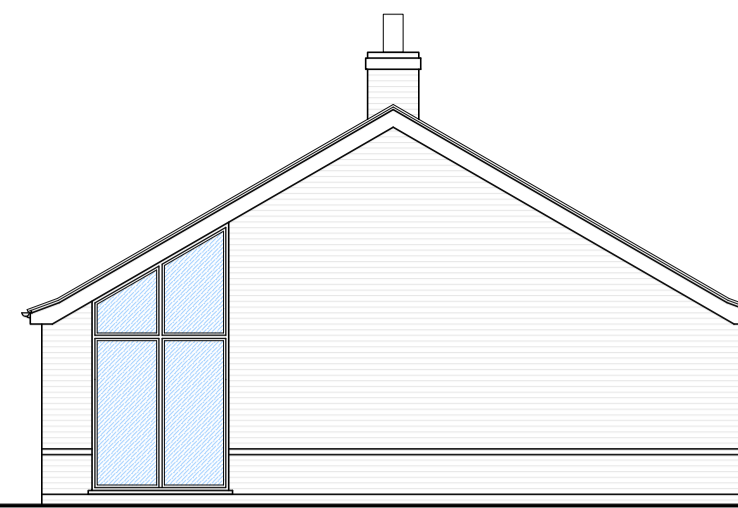
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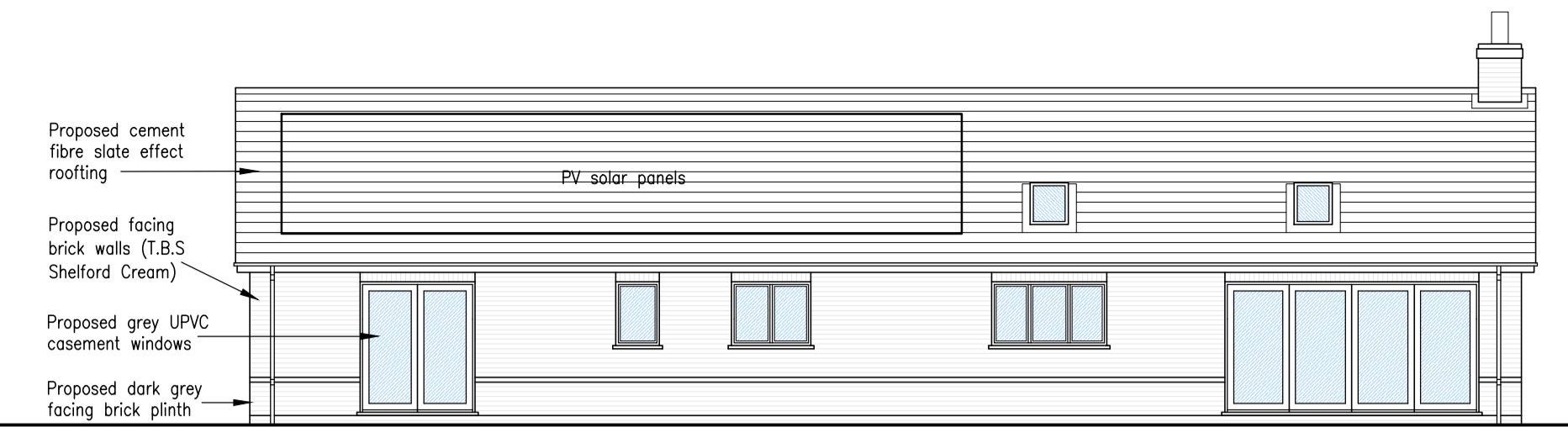
Proposed Front Elevation 1:100



Proposed Side Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100

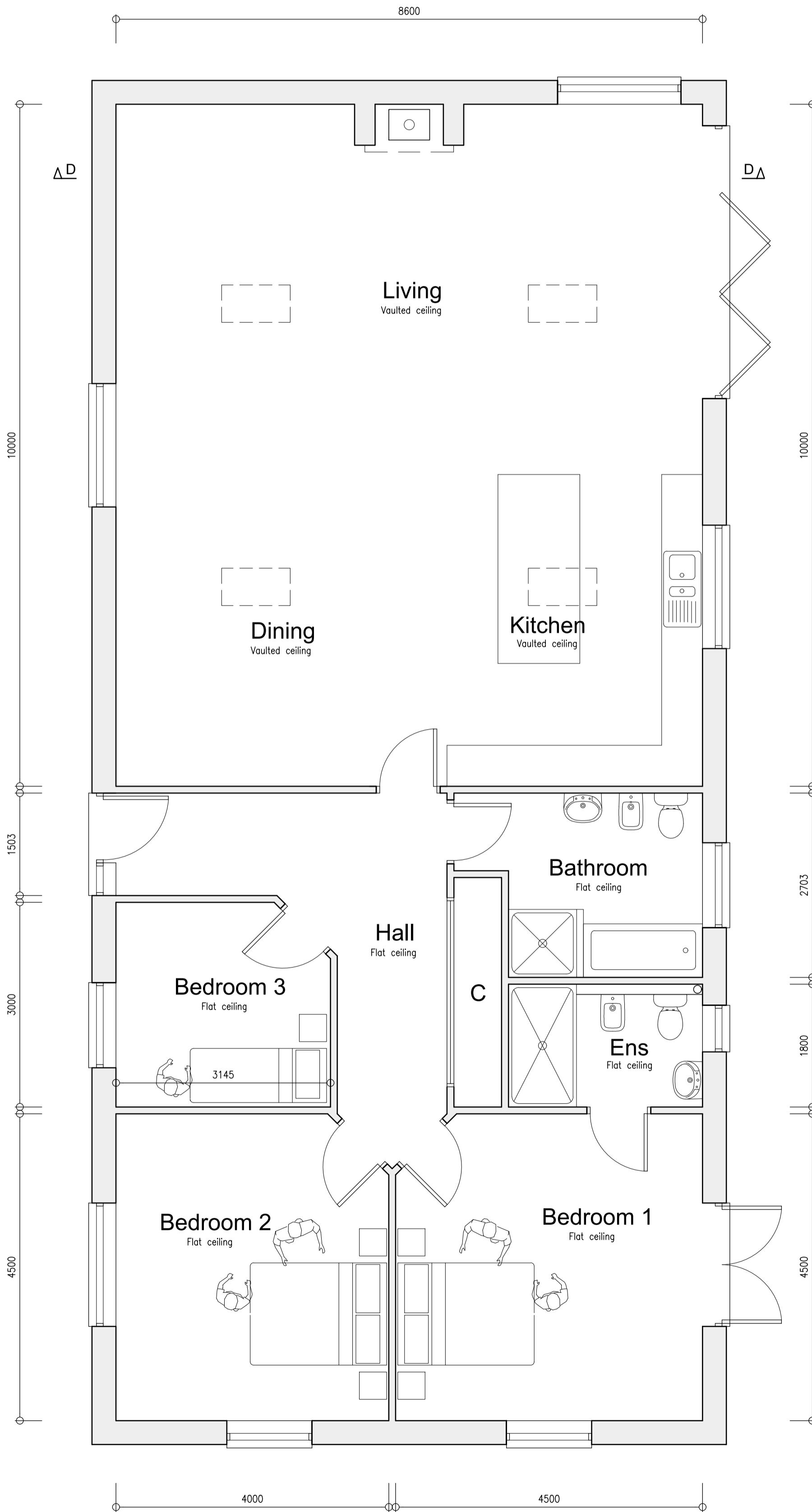
Proposed cement
fibre side effect
roofing

Proposed facing
brick walls (I.B.S
Sheffield Cream)

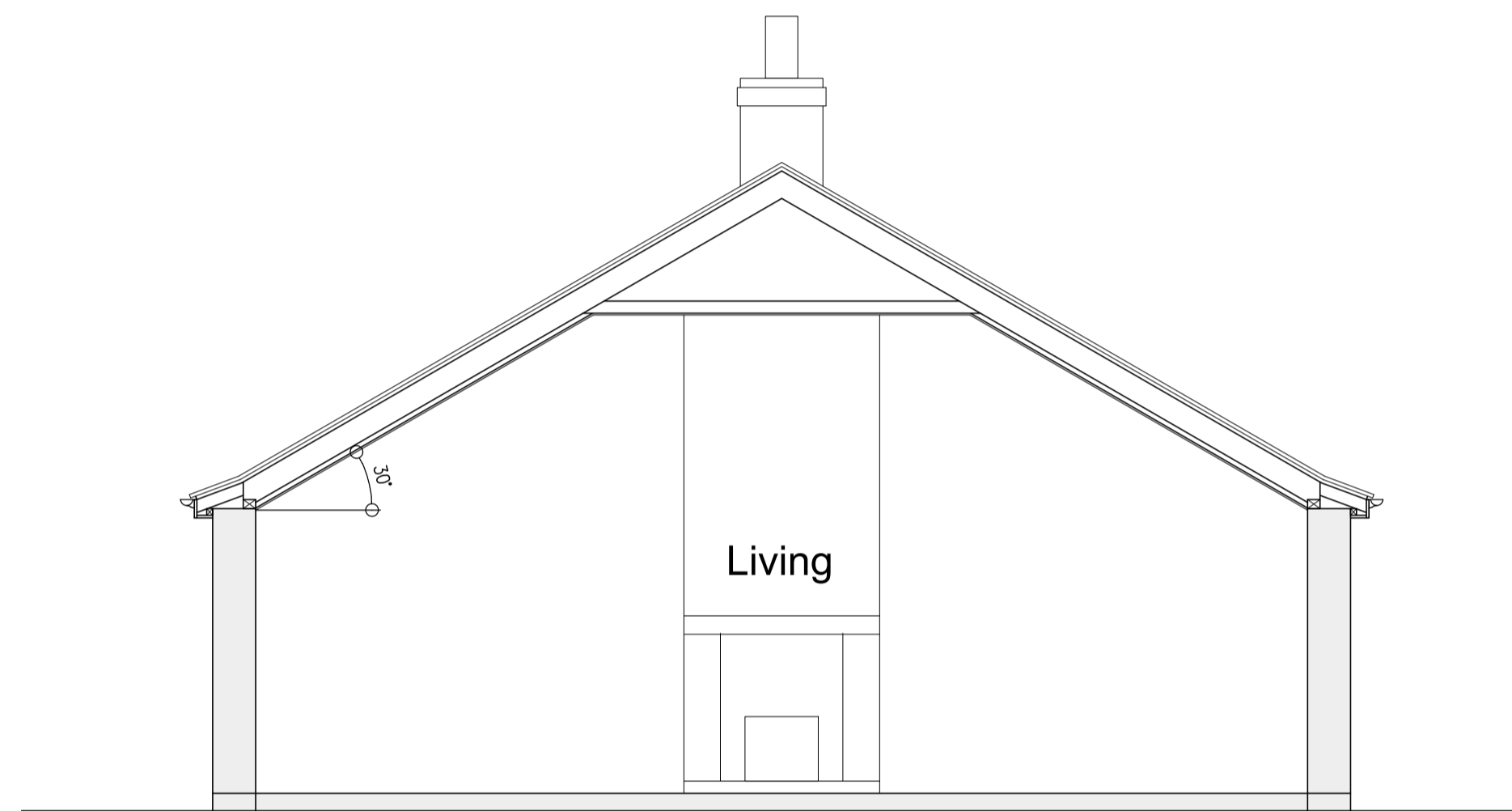
Proposed grey UPVC
casement windows

Proposed dark grey
facing brick plinth

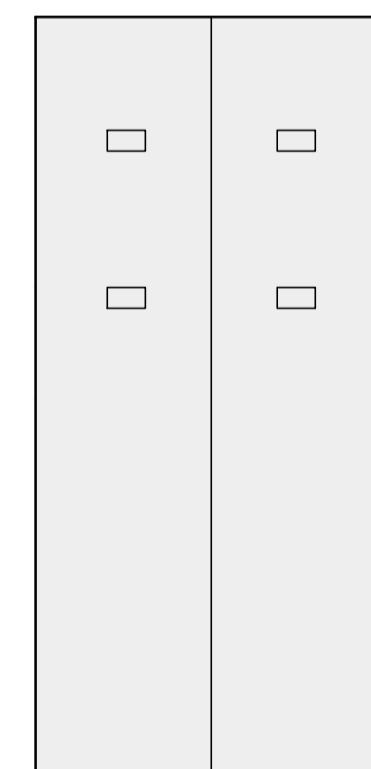
PV solar panels



Proposed Ground Floor Plan 1:50



Proposed Section D-D 1:50



Proposed Roof Plan 1:200

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PE15 0QF

DRAWING

PLANNING DRAWING 5 - PLOT 3

JOB NO.	PAPER SIZE	DATE
6522/06C	A1	MAY 2022

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