



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
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Mr Andrew Simpkins
C/O Binney And Sims Design
Fao: Mrs Katie Davies-Binney
18 Barnard Close
Eynesbury
St Neots
PE19 2UP

This matter is being dealt with by:

Tom O'Connor

Telephone:

E-mail: tom.oconnor@eastcambs.gov.uk

My Ref: 16/01570/FUL

Your ref

10th January 2017

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Subject to conditions

The Council hereby **approves** the following development:

Proposal: Erection of a single storey dwelling with a detached double garage.

Location: Land Rear Of 19 Main Street Little Thetford Ely Cambridgeshire

Applicant: Mr Andrew Simpkins

This consent for planning permission is granted in accordance with the application reference 16/01570/FUL registered 25th November 2016.

Subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

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

Plan Reference	Version No	Date Received
206/6 FENCE VIEW		23rd December 2016
206 GROUND LEVEL		23rd December 2016
206/6 SECTION		23rd December 2016
206/6 LEVELS		23rd December 2016
206/6 PP		14th November 2016
206/6 SPLP		14th November 2016
206/6 PE		14th November 2016
206/6 PG		14th November 2016

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended
- 3 No above ground construction shall take place on site until details of the walls; roof, windows and doors to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridge shire Local Plan 2015.
- 4 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
 - (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.
- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 5 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.
- 6 Prior to occupation a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.

- 6 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015
- 7 A Landscaping scheme that includes details of boundary treatment; trees to be retained, removed or planted on site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Landscaping of the site shall be undertaken wholly in accordance with the approved details within the first planting season following completion of the development or in accordance with the program of planting approved by the LPA. Any such trees or shrubs that are removed die or become, in the opinion of the LPA, seriously damaged or defective within a period of 5 years of planting shall be replaced with specimens of a similar size and species as originally required.
- 7 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 8 No development shall take place until there has been submitted to and approved in writing by the local planning authority a detailed plan indicating the existing and proposed site levels. The development shall be carried out in accordance with the approved details
- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 The development hereby permitted shall not be commenced until such time as a scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.
- 9 Reason: To ensure a satisfactory method of surface water drainage and to prevent pollution of the water environment in accordance with the requirements of policies ENV8 and ENV9 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted
- 10 No site preparation or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.
- 10 Reason: In the interests of highway safety and the avoidance of on-street pollution in accordance with Policies COM7 and ENV9 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 11 During the construction phase of the development construction work and deliveries to the site shall be restricted to the following times:
- 08:00 - 18:00 each day Monday - Friday
08:00 - 13:00 on Saturdays and

None on Sundays, Bank Holidays or Public Holidays

- 11 Reason in the interests of protecting the amenities of nearby residents in accordance with the requirements of policy ENV2 of the East Cambridgeshire Local Plan
- 12 Prior to the commencement of the development, details of the layout of the vehicular access to the site together with both pedestrian and vehicular visibility splays shall be submitted to the Local Planning Authority for its approval and agreed in writing by this Authority. The vehicular access shall then be constructed in accordance with the approved details and be ready for use prior to the first occupation of the dwelling. The vehicular and pedestrian visibility splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- 12 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015. This condition is prior to commencement as these details need to be agreed before construction begins.
- 13 No unbound material shall be used in the surface finish of the driveway within 6m of the highway boundary of the site.
- 13 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 14 Notwithstanding the provision of Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, amending or re-enacting that order), no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority
- 14 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 15 The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.
- 15 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV8 and COM7 of the East Cambridgeshire Local Plan 2015.
- 16 Prior to first occupation or commencement of use of the development sufficient space shall be provided within the site to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway. The area shall be levelled, surfaced and drained and thereafter retained for that specific use.
- 16 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 17 The vehicular access, where it crosses the public highway, shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.
- 17 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 18 The upper glazed panel to the door to be installed in the east elevation shall be obscure glazed and shall remain so in perpetuity.
- 18 Reason: In the interests of protecting the amenities of nearby residents in accordance with the requirements of policy ENV2 of the East Cambridgeshire Local Plan

INFORMATIVES RELATING TO THIS APPLICATION

- 1 The decision to approve this application has been taken, having regard to the policies and proposals in the Local Development Plan and all relevant material considerations, including the NPPF. The proposal is considered to be in accordance with the policies of the Development Plan, that are considered to be up to date, and represents 'sustainable' development in compliance with the provisions of the NPPF. The application has been subject to extensive discussion in respect of the relationship of the development with an adjoining property and additional drawings have been provided to indicate comparative site relationships and levels.
- 2 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 applicant's 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.
- 3 East Cambs will not enter private property to collect waste or recycling, therefore it would be the responsibility of the Owners/residents to take sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over loose gravel/shingle driveways.


Under Section 46 of The Environmental Protection Act 1990, East Cambridgeshire District Council as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles, this power being re-enforced in the Local Government Acts of 1972, 2000, 2003, as well as the Localism Act of 2011.

Each new property requires two bins; this contribution is currently set at £43 per property.

Payment must be made in advance of bins being delivered; East Cambs District Council Account Number 43135897, Sort Code 52-41-18, reference should be the planning application number followed by (bins) i.e. 15/012345/FUL (bins) a separate e-mail should also be sent to waste@eastcambs.gov.uk detailing the payment amount and the planning reference number.

- 4 Please note that East Cambridgeshire District Council is a Community Infrastructure Levy (CIL) Charging Authority. Your planning application may be liable for CIL. For more information on CIL please visit our website <http://www.eastcambs.gov.uk/planning/community-infrastructure-levy> or email CIL@eastcambs.gov.uk.

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER



Rebecca Saunt
Planning Manager

Dated: 10th January 2017