



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4EE

Telephone: 01353 665555

www.eastcamb.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

357.75

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

During the construction of the house at Plot 2 it was discovered that there are some discrepancies in the position of the house between the approved plans (19/00799/OUT & 21/00969/RMA) and "As Build" position. The house on Plot 2 is set closer to the footpath than it was approved by approx 2.1m (north side) and 2.5 m (south side). This resulted in changes of size of the onsite turning and parking. The house on Plot 2 is constructed up to the ground floor level. Mr. Dan Smith, Planning Team Leader at East Cambridgeshire District Council asked us to put full planning application to legalise these changes. The construction is stopped until these issues will be resolved.

This application aims to receive an approval of the revised access to the Plot 2 and new size of onsite parking and turning area. There are NO other changes of details of planning consents 19/00799/OUT & 21/00969/RM. We include the information and the reports, which was asked by conditions of 21/00969/RM, 21/00969/NMAA & 19/00799/DISC to the current application.

The consultation on the access, turning, parking and the impact on the public highway was conducted with Shane Luck (Highway Development Management Engineer at Cambridgeshire County Council). Mr. Shane Luck proposes to move access road to the middle of the frontage of the Plot 2 to facilitate onsite turning and possibility to exit the site in a forward gear. The revised site plan was sent for approval. Mr Shane Luck concluded on 08.07.22 (email is attached), that "The attached is an acceptable arrangement for access/turning in this particular case".

For details, please refer to Design& Access Statement attached.

Has the work or change of use already started?

Yes

No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

10/02/2022

Has the work or change of use been completed?

Yes

No

Existing Use

Please describe the current use of the site

Residential property

Is the site currently vacant?

Yes

No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

-

Proposed materials and finishes:

Marley Modern Roofing Tile Old English Dark Red - Pallet of 192. <https://www.travisperkins.co.uk/concrete-roof-tiles/marley-modern-roofing-tile-old-english-dark-red-pallet-of-192/p/849084>

Type:

Walls

Existing materials and finishes:

-

Proposed materials and finishes:

GF Walls: Render for ground floor - white render FF Walls: Marley Cedral Lap Classic Weatherboard - 3.6m x 190mm x 10mm - C05 <https://www.roofinglines.co.uk/product/marley-cedral-weatherboard-36-190-10-c05-grey>

Type:

Windows

Existing materials and finishes:

-

Proposed materials and finishes:

UPVC grey

Type:

Doors

Existing materials and finishes:

-

Proposed materials and finishes:

UPVC grey

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

-

Proposed materials and finishes:

Please refer to Proposed Site Plan (P-)00(E) • Heras 1.6m fencing during construction. • 1m high Post & Rail Fence at the North boundary from the front of the property to garden gates followed by 1.8m high Close Boarded Fence from the garden gates to rear (between Plot 1& Plot2) . • 1.2m Post & Rail Fence at the East (rear) boundary. • 1 m high Post & Rail Fence at the South boundary of the site from the front to the garden gates followed by 1.8m high Close Boarded Fence from the garden gates to rear. •A section of 1 m high Post & Rail Fence at the front of the property.

Type:

Vehicle access and hard standing

Existing materials and finishes:

-

Proposed materials and finishes:

Marshalls permeable block paving Driveline Priora grey is used for the paving within the site boundary (<https://www.marshalls.co.uk/gardens-and-driveways/product/driveline-piora-permeable-block-paving>). The access road is tarmac.

Type:

Lighting

Existing materials and finishes:

-

Proposed materials and finishes:

Four mounted outdoor glare free lights complete with PIR motion sensor are located at each elevation of the house.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Location Plan_W(00)00
Proposed Site Plan_(P-)00(E)
Plot 2_Site Plan for Highway Dep_(P-)01
Proposed Plans_(P-)02(A)
Proposed Elevations_(P-)03(B)
Design and Access Statement_PLot 2_Mepal_09.08.22
ARCHAEOLOGICAL EVALUATION REPORT. Prepared by Britannia Archaeology Ltd (Unit 2, The Old Wool Warehouse, St Andrews Street, South Bury St Edmunds, Suffolk, IP33 3P; T: 01284 630057; info@brit-arch.com; www.britannia-archaeology.com)and approved by CHET (officer Andy Thomas) and uploaded to OASIS (britanni1- 425350).
The Risk Assessment Report by Landmark Information Group Group
Biodiversity Enhancement Scheme by BSG Ecology

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Plot 2_Site Plan for Highway Dep_(P-)01 approved by Shane Luck (Highway Development Management Engineer at Cambridgeshire County Council). The correspondence is attached.

Vehicle Parking

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

Yes

No

Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

The Proposed house is connected to the existing manhole on the site, which is connected to the public sewer on Bridge Road, Please refer to Proposed Site Plan_(P-)00(E)

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes

No

If Yes, please provide details:

Location of the bins as per Proposed Site Plan_(P-)00(E)

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes

No

If Yes, please provide details:

Location of blue bin as per Site Plan_(P-)00(E)

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

Market Housing

Social, Affordable or Intermediate Rent

Affordable Home Ownership

Starter Homes

Self-build and Custom Build

Self-build and Custom Build

Please specify each type of housing and number of units proposed

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

0

3 Bedroom:

0

4+ Bedroom:

1

Unknown Bedroom:

0

Total:

1

Proposed Self-build and Custom Housing Category Totals

1 Bedroom Total

0

2 Bedroom Total

0

3 Bedroom Total

0

4 Bedroom Total

1

Unknown Bedroom Total

0

Bedroom Total

1

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Totals

Total proposed residential units

1

Total existing residential units

0

Total net gain or loss of residential units

1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Mr. Dan Smith, Planning Team Leader at East Cambridgeshire District Council commented on The Proposed Site plan (P-)00(D) pointing on issues with parking arrangements and turning (correspondence is attached). The comments were considered and the site plan was revised (P-)00(E) & (P-)01. It was sent for consultation to Highway department. Shane Luck (Highway Development Management Engineer at Cambridgeshire County Council) approved the revised site plan on 08.07.22 (email is attached).

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Date