



# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,  
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555  
DX41001 ELY Fax: (01353) 665240  
www.eastcambs.gov.uk

Mr R Yarrow  
C/O Greg Saberton Design  
Toms Hole Barn  
Branch Bank  
Prickwillow  
Ely Cambs  
CB7 4UR

*This matter is being dealt with by:*

Dan Massey

Telephone: 01353 665555  
E-mail: dan.massey@esatcambs.gov.uk  
My Ref: 13/00029/FUL  
Your ref

15th March 2013

Dear Sir/Madam

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **PLANNING PERMISSION**

#### **Subject to conditions**

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

**Proposal:** Proposed dwelling  
**Location:** Home Farm Third Drove Little Downham Ely Cambridgeshire  
**Applicant:** Mr R Yarrow

This consent for planning permission is granted in accordance with the application reference **13/00029/FUL** registered 9th January 2013 and the plans, drawings and documents as listed,

Plan Reference	Version No	Date Received
01/YARR/12		9th January 2013
02/YARR/12		9th January 2013
03/YARR/12		9th January 2013
04/YARR/12		9th January 2013

**Subject to the additional conditions set out below:**

### **ADDITIONAL CONDITIONS**

- 1 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

- 2 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.
- 2 Reason: The application has been assessed as acceptable and complying with policy H5 on this basis.
- 3 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 before any development takes place.
- 3 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, 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 EN8 of the East Cambridgeshire Core Strategy 2009.
- 4 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 in writing to the Local Planning Authority within 24 hours. An investigation and risk assessment must be undertaken 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.
- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, 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 EN8 of the East Cambridgeshire Core Strategy 2009.
- 5 Prior to the first occupation of the dwelling the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification
- 5 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.

- 6 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those specified on drawing number 03/YARR/12. No additional or alternative materials shall be used unless otherwise agreed in writing by the Local Planning Authority.
- 6 Reason: To safeguard the character and appearance of the area, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.

### **INFORMATIVES RELATING TO THIS APPLICATION**

- 1 This decision has been made in accordance with the following policies

#### East Cambridgeshire Core Strategy 2009

- CS1 Spatial Strategy
- CS2 Housing
- H5 Dwellings for rural workers
- S6 Transport impact
- EN1 Landscape and settlement character
- EN2 Design

#### Supplementary Planning Documents

Design Guide

#### National Planning Policy Framework 2012

- 3 Supporting a prosperous rural economy
- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design

- 2 Compliance with S.I. 2012 No. 2274

The application has been approved as it is broadly in accord with the policies of the Local Plan, and it represents a high quality of development that can be considered as 'sustainable'. The policies themselves have been sufficiently explicit to guide the submitted application so that acceptable plans and information have been provided, and an approval has been forthcoming.

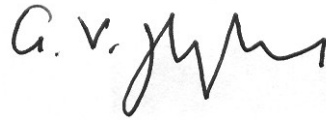
The development is acceptable as it is in conformity with the policies of the Development Plan, and the East Cambridgeshire Design Guide.

The proposal has met the criteria for sustainable development in relation to;

- o the high quality of design (addressing visual and residential amenity),
- o the support that it will provide to the rural economy,

In furthering these objectives, the development, if completed in accordance with the plans and conditions (where applicable) will improve the social, economic and environmental conditions of the area.

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

A handwritten signature in black ink, appearing to read 'A. V. J. J. J.', is positioned above the title. The signature is fluid and cursive.

Dated: 15th March 2013

**Head of Planning & Sustainable Development Services**

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### **Purchase Notices**

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.