

Price: O.I.R.O £250,000

Barn, Plot 3
Bridge Road, Mepal
Cambs. CB6 2AR



A RARE OPPORTUNITY TO CREATE AN INDIVIDUAL, ATTRACTIVE 4 BEDROOM BARN CONVERSION WITH LAND.

A Large Detached Barn with Planning Permission (Ref: 15/01505/FUL. Dated 26th February 2016) for change of use of a former agricultural Barn, extension, car port & improved access. Situated in an attractive setting in a no through road with The Old Bedford River and The Hundred Foot Washes at the end of the road. The site extends in all to about 1.5 Acres (0.6 Ha).

NOTE: The property is sold subject to the provisions of a clawback in the event of any further development on the land.

HOW TO GET THERE: From Ely take the A142 west and travel around the Witchford bypass, through Witcham Toll and bypass Sutton. Travelling downhill filter right into Mepal. Follow the road through the village towards the end of Bridge Road and the Barn will be seen on your left hand side.

LOCATION: Mepal is an attractive riverside village about 1.5 miles from Witcham, 1 mile from Sutton and 8 miles from Ely. There is a Post Office general store, pub and primary school with more facilities at nearby Sutton.

20 Market Place info@clarkhomes.co.uk

Ely

Cambs. CB7 4NT 01353 665020 www.clarkhomes.co.uk







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 Chilvers, Mrs Kistruct & Mrs Wood
C/O Howes Percival
Fao: Miss Amy Richardson
24 Hills Road
Cambridge
CB2 1JP

This matter is being dealt with by:

Barbara Greengrass

Telephone: 01353 616240

E-mail: barbara.greengrass@eastcambs.gov.uk

My Ref: 15/01505/FUL

Your ref

26th February 2016

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Subject to conditions

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

Proposal: Change of use of former agricultural Barn, extension, car port & improved access
Location: Site East Of Grove House 15 Bridge Road Mepal Cambridgeshire
Applicant: Mr Chilvers, Mrs Kistruct & Mrs Wood

This consent for planning permission is granted in accordance with the application reference 15/01505/FUL registered 9th December 2015.

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
15:128-2 GF/SECTION		9th December 2015
15:128-5 CARPORT TIP 15 257		9th December 2015
15:128-03	B	22nd February 2016
15:128-4 FLOOR/ROOF/ELEVATION	A	25th January 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 The materials to be used in the construction of the external surfaces, including walls, roofs, doors and windows, shall be of the same colour, type and texture as those used in the existing building. All works 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 Cambridgeshire Local Plan 2015.
- 4 No development shall take place until the tree protection measures are put in place as detailed in the tree survey drawing number TIP15257 and retained as such thereafter during the construction and conversion work.
- 4 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 5 Prior to the first occupation of the development details of the soft landscaping proposals including boundary treatment and replacement trees shall be submitted to and approved in writing by the Local Planning Authority. The details shall include planting plans, species type and plant sizes, proposed numbers and densities and a detailed implementation programme. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the dwelling.
- 5 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 6 The mitigation measures set out within paragraphs 8.15 and 8.17 of the Ecology Report dated July 2015 shall be adhered to before and during the construction period. In addition, prior to first occupation of the dwelling four woodcrete bat boxes and four bird nesting boxes shall be installed on mature trees near the site.
- 6 In order to avoid potential harm to animals and to enhance biodiversity on the site in accordance with Policy ENV 7 of the East Cambridgeshire Local Plan.
- 7 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- 7 To avoid displacement of loose material onto the highway in the interests of highway safety.
- 8 Details of materials to be used in construction of the carport shall be submitted to and approved by the Local Planning Authority prior to its construction. Only such agreed materials shall be used in its construction.
- 8 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 The access, visibility splays and on site turning area shall be provided as shown on the approved plans.
- 9 In the interests of highway safety

- 10 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.
- 10 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV8 and COM7 of the East Cambridgeshire Local Plan 2015.

INFORMATIVES RELATING TO THIS APPLICATION

- 0 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 pre-application advice/extensive discussion and amendments have been made that address officer concerns in regards to ****

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

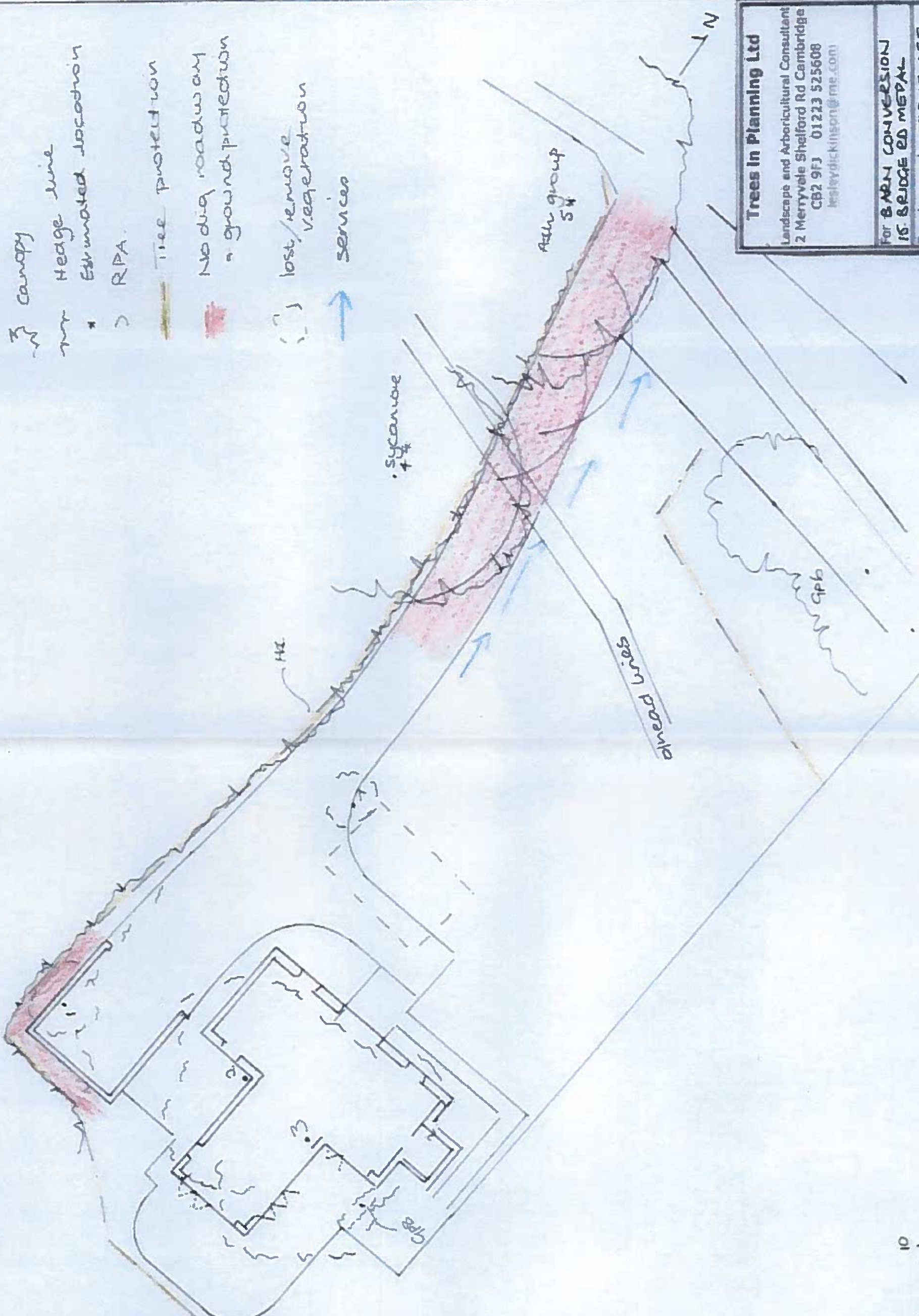
Dated: 26th February 2016



Promap

Map data © OpenStreetMap contributors, Imagery © Mapbox
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- Canopy
- Hedge line
- Estimated location
- RPA
- Tree protection
- No dig roadway
- ground protection
- lost/remove vegetation
- services



Trees in Planning Ltd
 Landscape and Arboricultural Consultant
 2 Merryvale Shelford Rd Cambridge
 CB2 9FJ 01223 525608
 trees@treesinplanning.com

FOR B&M CONVERSION
 15. BRIDGE RD MERRAL
 Drawing number TIP 15 257
 Date OCT. 15 Scale 1:2000A3

0 10

no contractor parking on verge

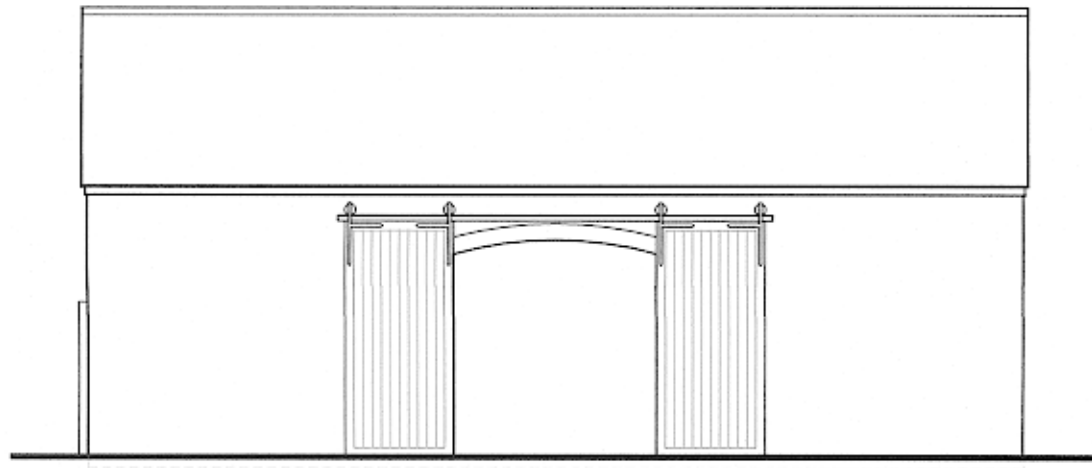
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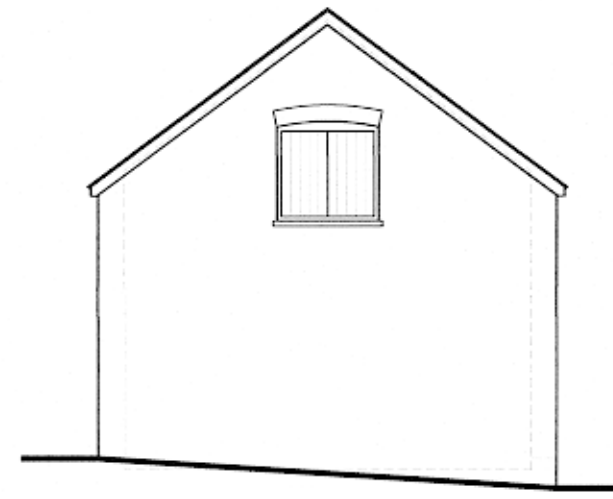
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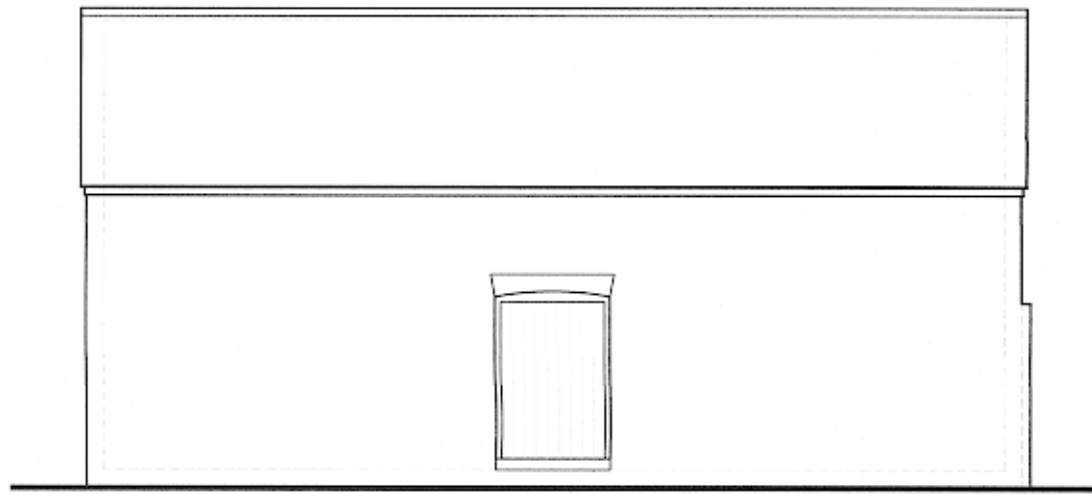
ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY.



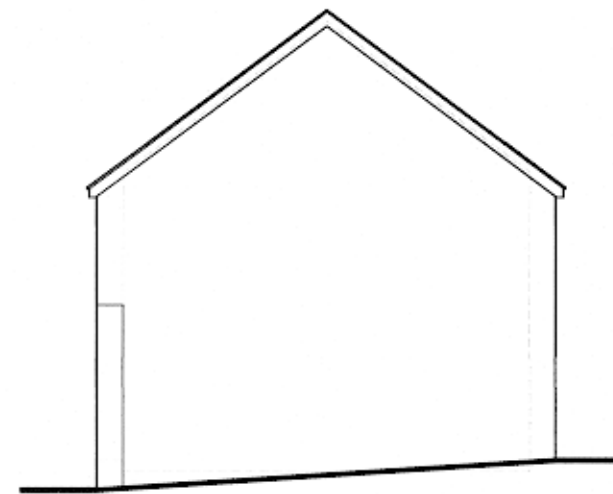
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Elevations



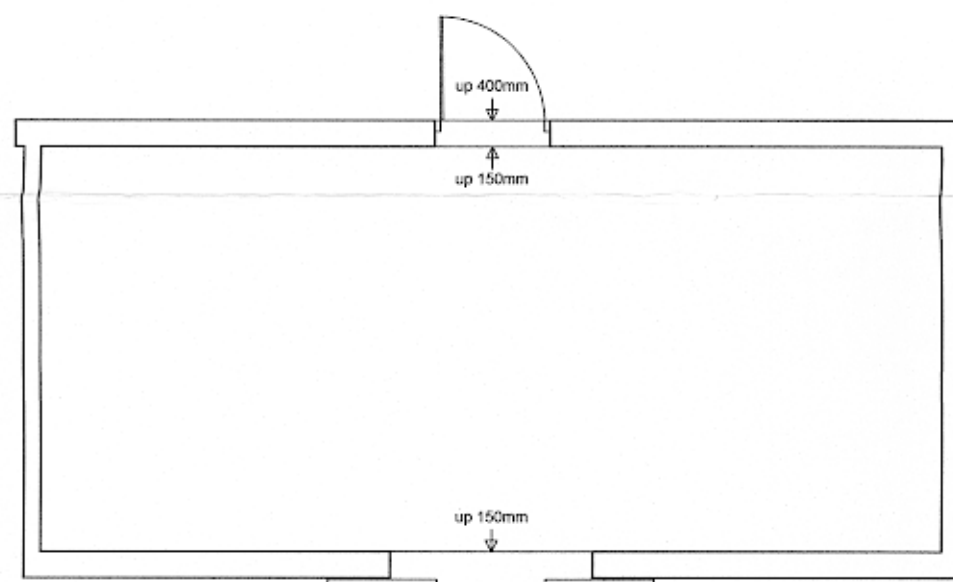
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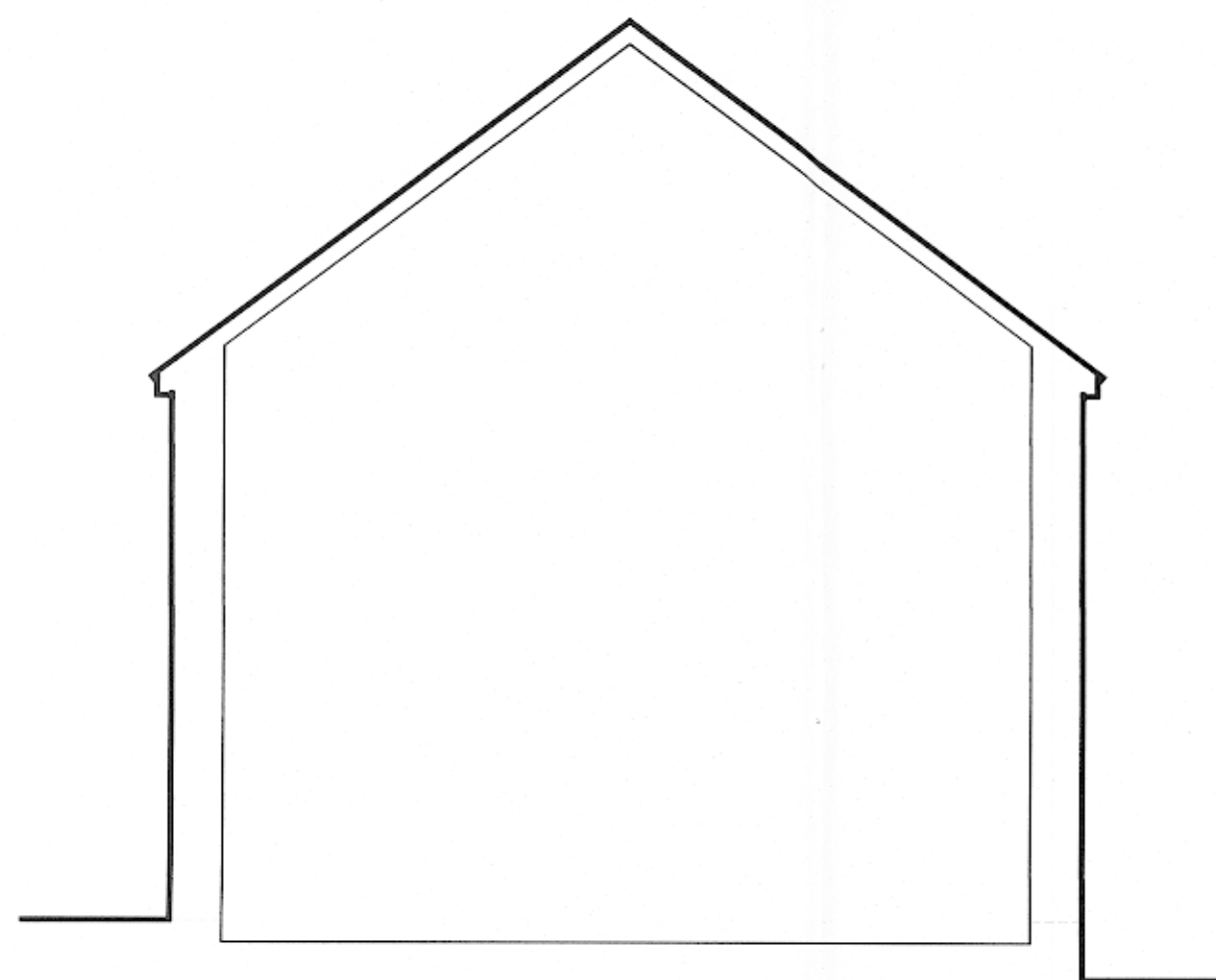
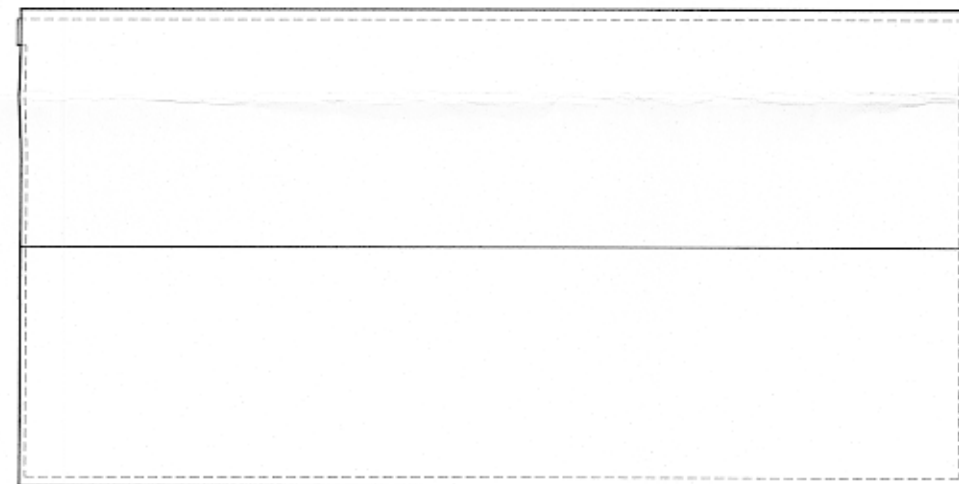
Side



Side




Ground
Floor Plans



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1:10	0	0.1m	0.2m	0.4m	0.8m

Revision	Notes	Date	Drawn	Chkd
Client				
Alan Wood, Esq.				
Project				
Proposed Residential Development				
Address				
The Barn, Land Adj. Grove House, 15 Bridge Road, Mepal, Cambridgeshire CB6 2AR				
Drawing				
Existing Plans & Elevations				
Drawing No.			Revision	
15:128-2			-	
Scale	Paper Size	Drawn	Checked	
1:100	A2	JP	JP	
 andrewfleetmciat chartered architectural technologist				
6 Regent Place, Soham, Ely, Cambridgeshire, CB7 5RL Tel: (01353) 720651 w: www.andrewfleet.co.uk e: mail@andrewfleet.co.uk				

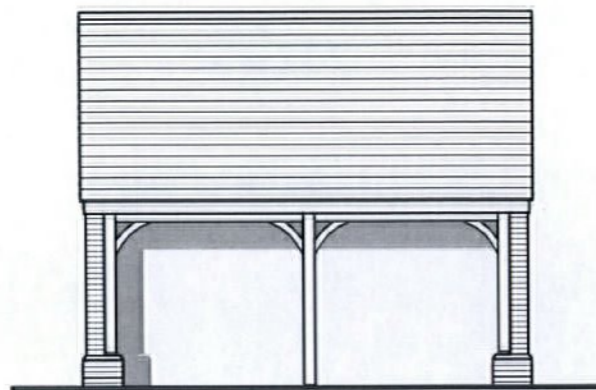
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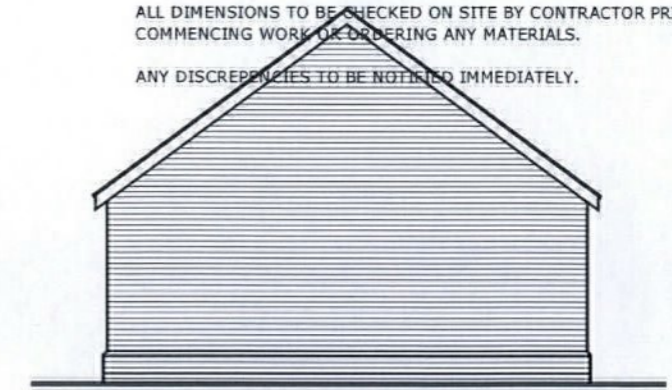
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E l e v a t i o n s**



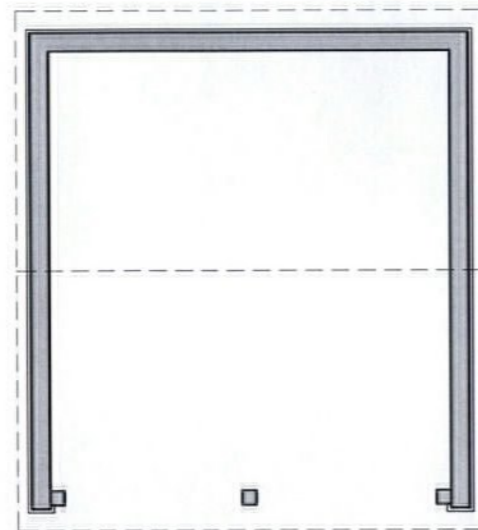
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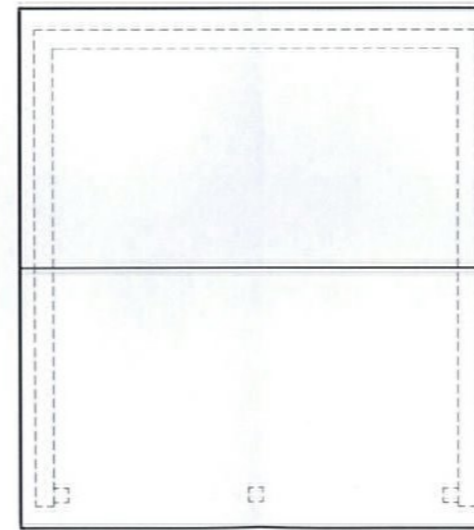
R e a r



S i d e



**F r o n t
F l o o r
P l a n s**



R o o f

Revision	Notes	Date	Drawn	Chckd

Client
Alan Wood, Esq.

Project
Proposed Residential Development

Address
**The Barn,
Land Adj. Grove House, 15 Bridge Road,
Mepal,
Cambridgeshire
CB6 2AR**

Drawing
Carport Plans & Elevations

Drawing No. **15:128-5** Revision **-**

Scale	Paper Size	Drawn	Checked
1 : 100	A3	JP	JP



andrewfleetmciat
charteredarchitecturaltechnologist

6 Regent Place, Soham, Ely, Cambridgeshire, CB7 5RL
Tel: (01353) 720651 w: www.andrewfleet.co.uk e: mail@andrewfleet.co.uk

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1:1250	0	12.5m	25m	50m	100m
1:500	0	5m	10m	20m	40m
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1:10	0	0.1m	0.2m	0.4m	0.8m

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Approximate boundary line (indicated dotted) taken from Ordnance Survey Map (unable to survey)

Approximate boundary line (indicated dotted) taken from Ordnance Survey Map (unable to survey)

rear garden

Existing overgrown hedging cut back to allow for formation of driveway and access to double carport

Existing overgrown hedging cut back to allow for formation of driveway and access to double carport

new native species hedgerow


Please Note: All site levels have been related back to the benchmark (BM 6.30) on the garden wall at 15 Bridge Road, Mepal.

overhead lines

Site Layout



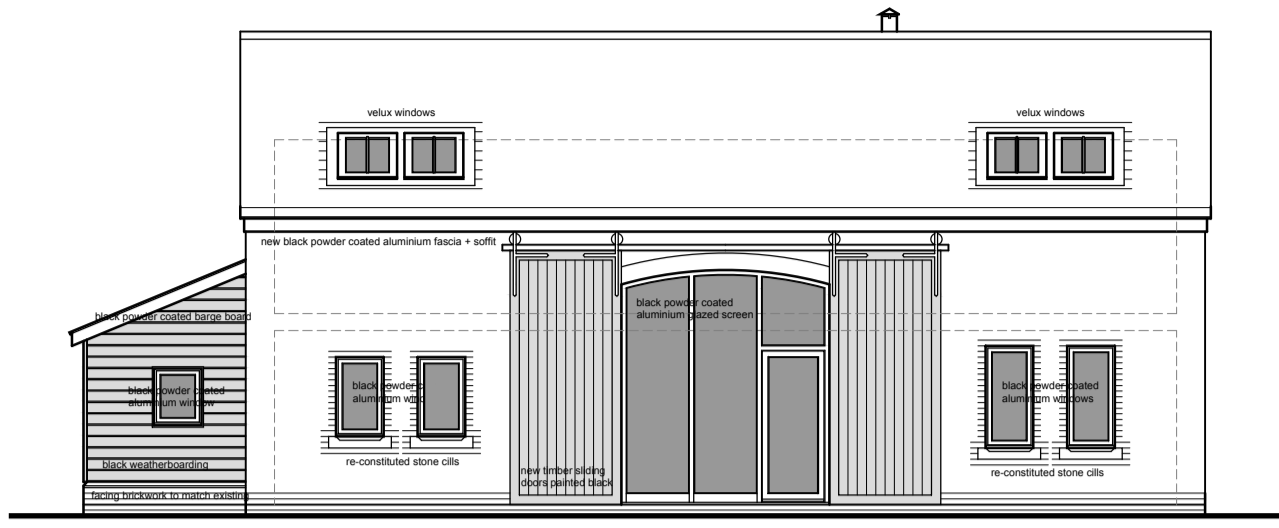
Ordnance Survey Map
 (Scale: 1:2500)

Revision	Notes	Date	Drawn	Chkd
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Alan Wood, Esq.				
Project				
Proposed Residential Development				
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The Barn, Land Adj. Grove House, 15 Bridge Road, Mepal, Cambridgeshire CB6 2AR.				
Drawing				
Proposed Site Layout + OSMAP				
Drawing No.		Revision		
15:128-3		-		
Scale	Paper Size	Drawn	Checked	
1:200	A1	JP	JP	
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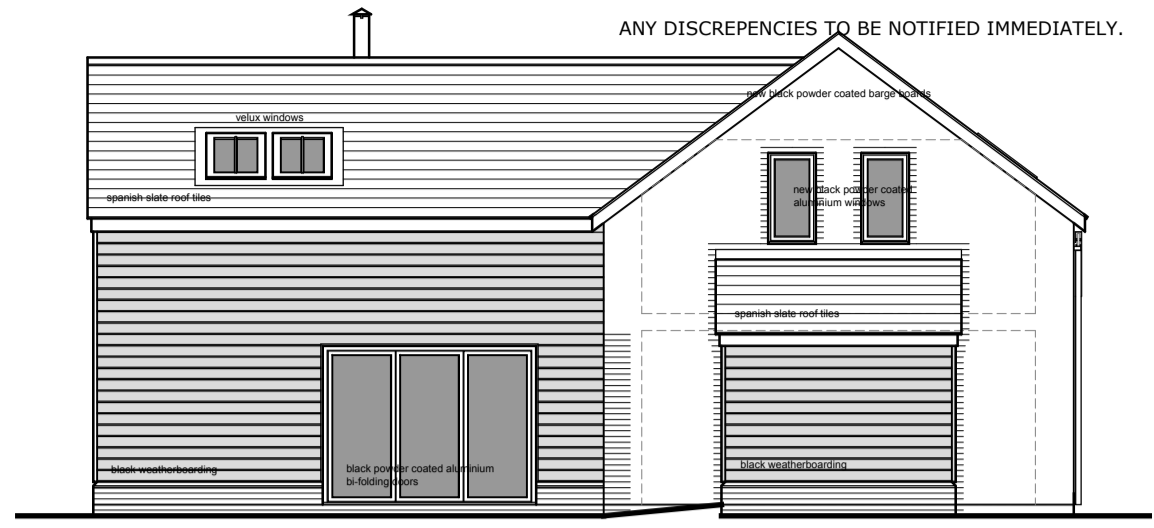
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NOTES:

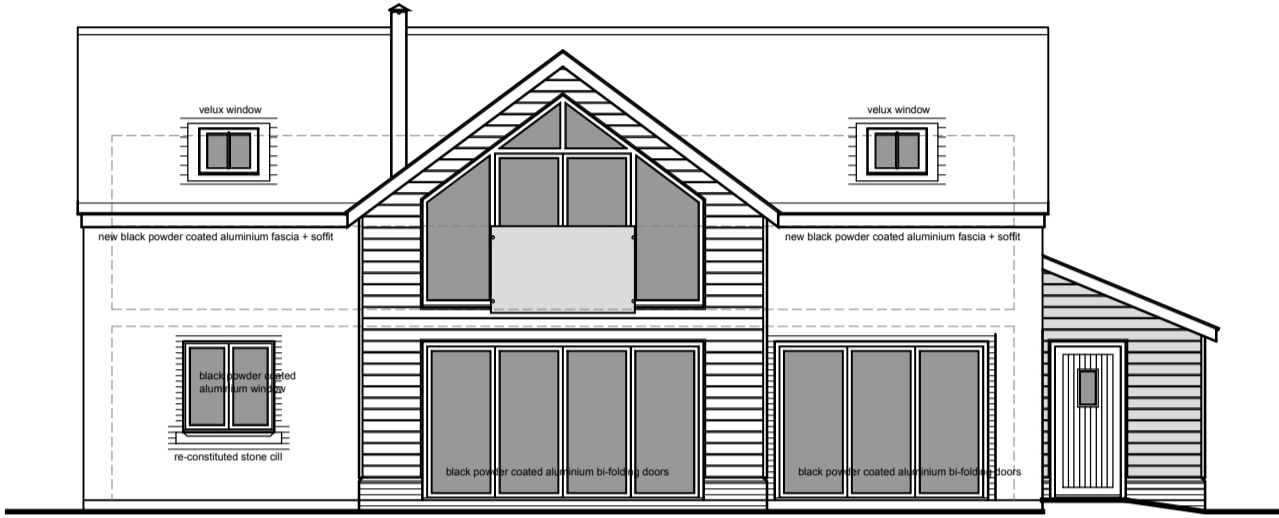
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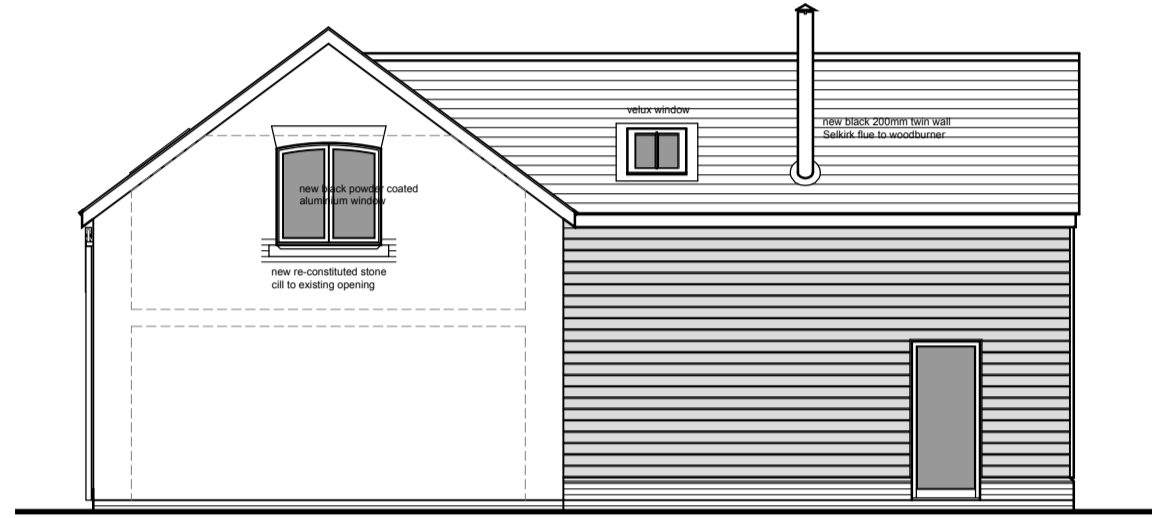
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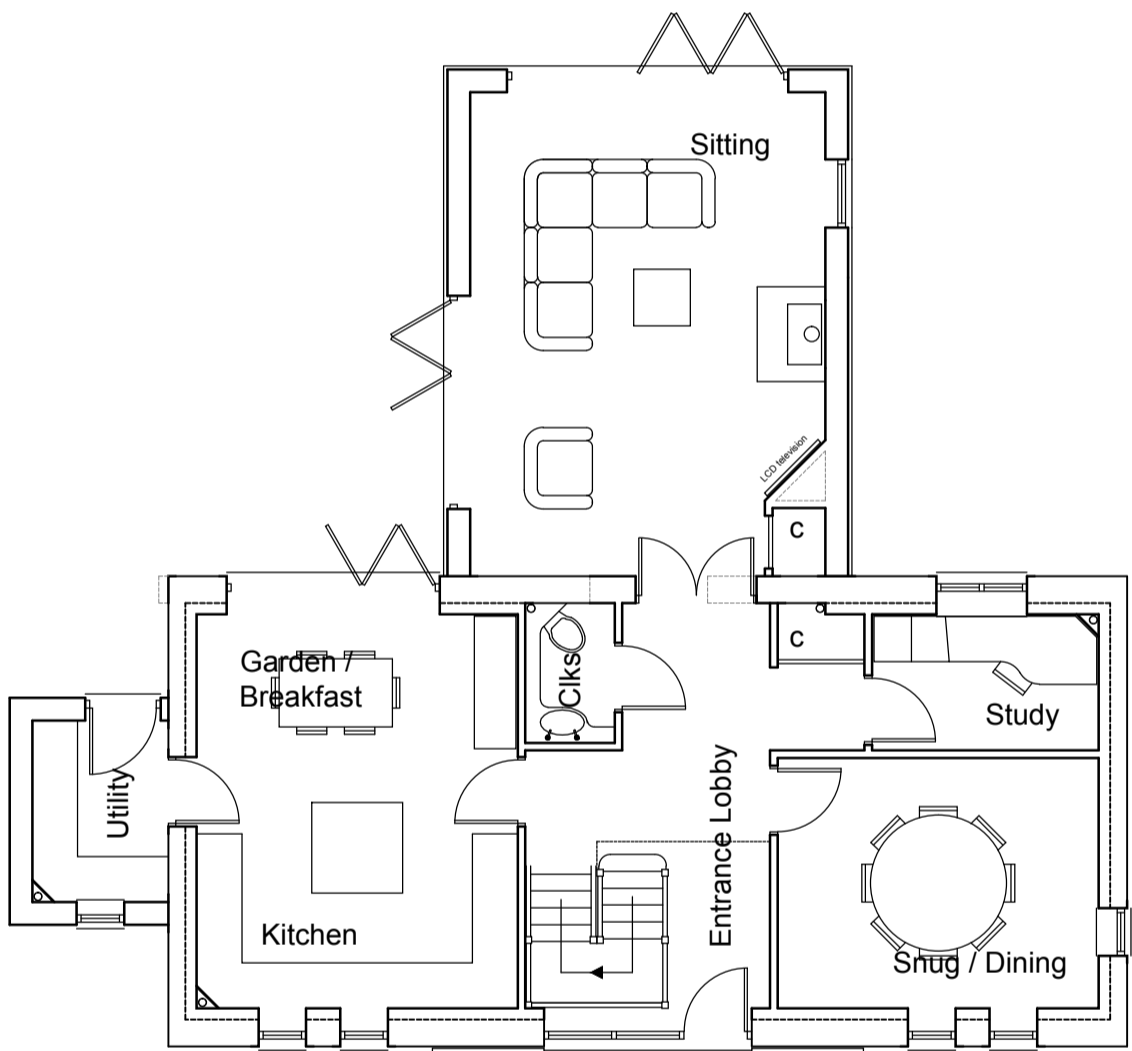
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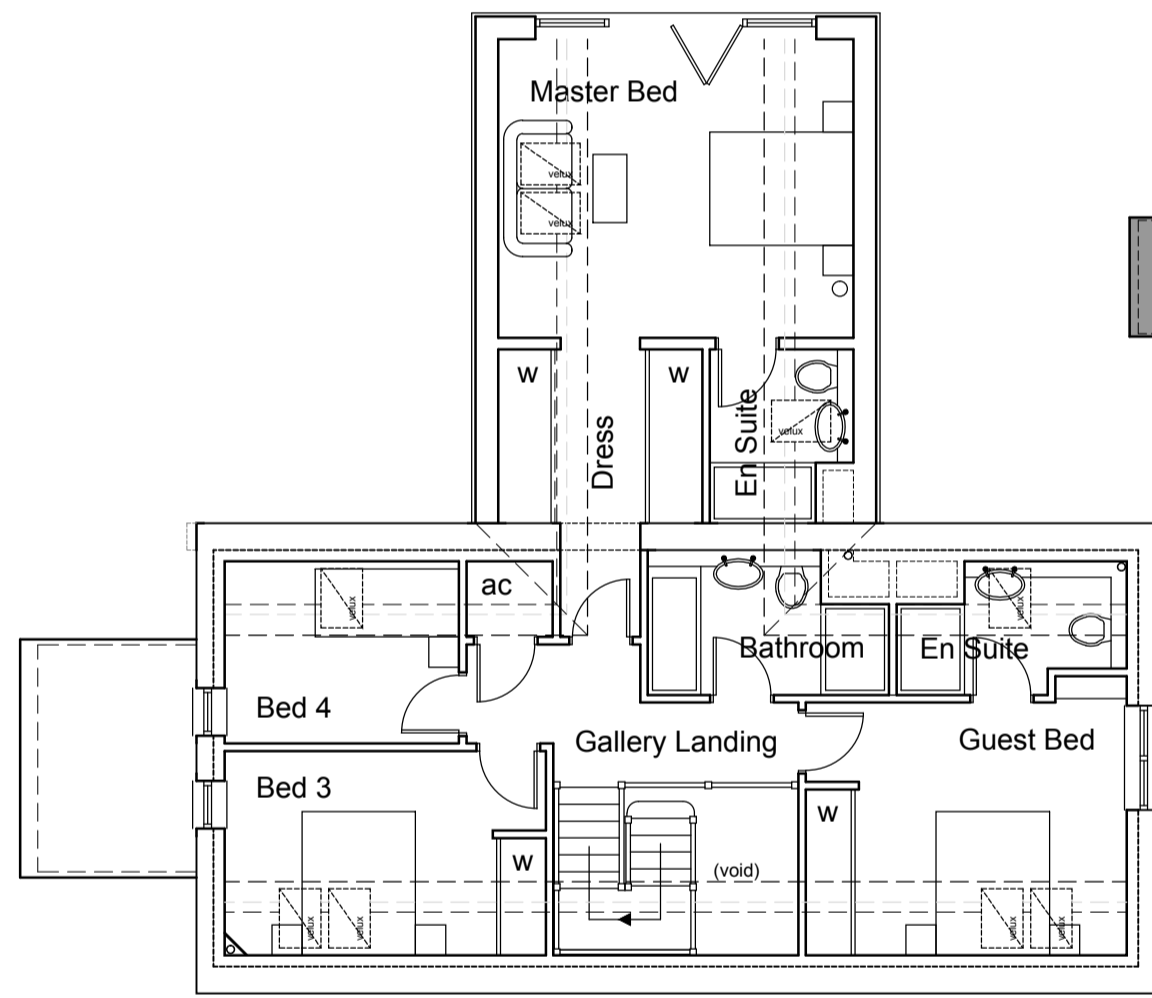
Rear



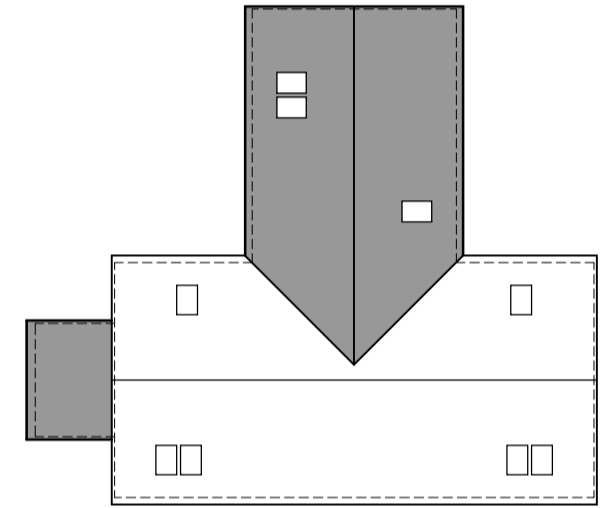
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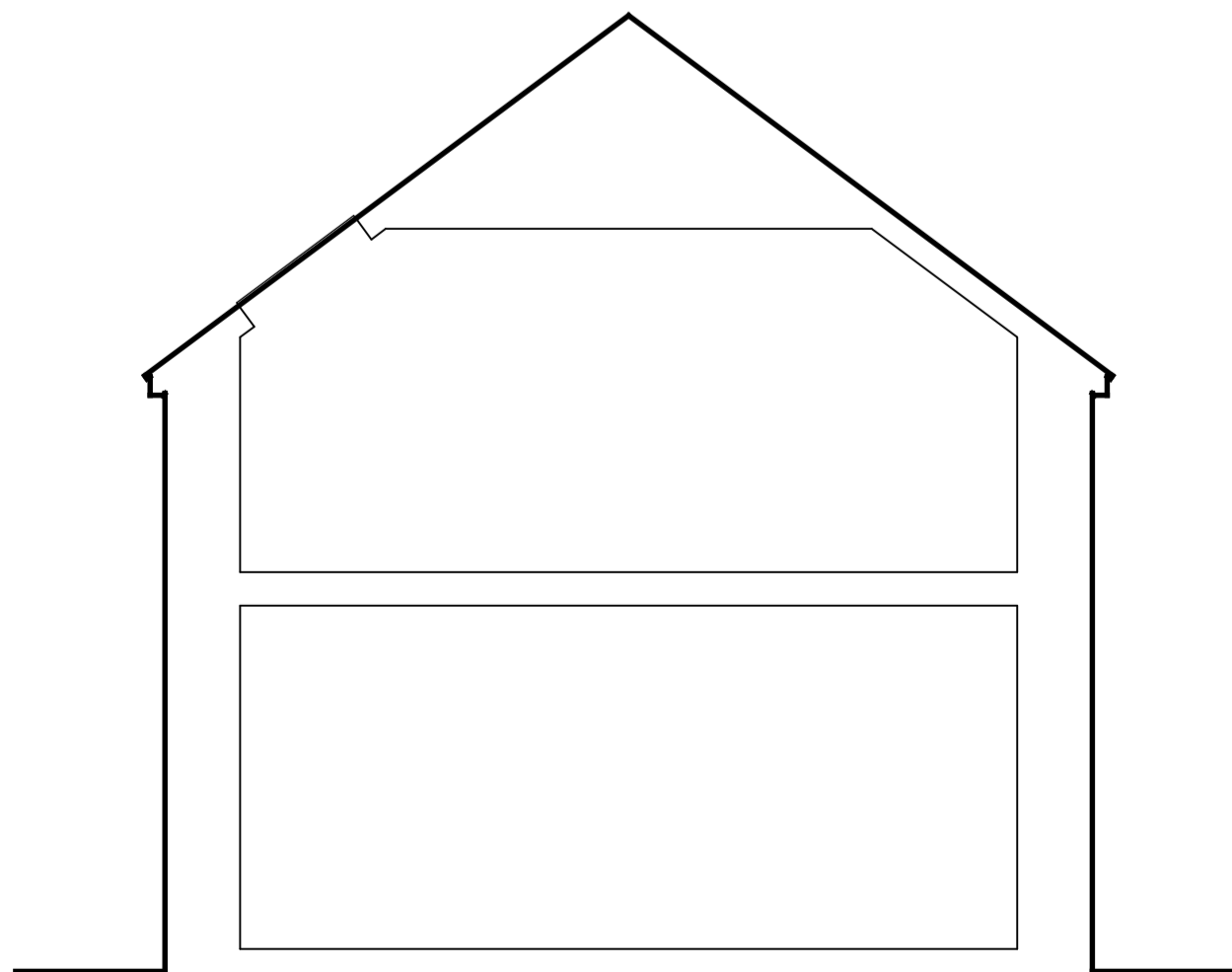
Ground Floor Plans



First




Roof (Scale: 1:200)



Section (Scale: 1:50)

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1:50	0	0.5m	1m	2m	4m
1:20	0	0.2m	0.4m	0.8m	1.6m
1:10	0	0.1m	0.2m	0.4m	0.8m

Revision	Notes	Date	Drawn	Chkd
A	AMENDMENTS TO ACCORD WITH PLANNING OFFICERS COMMENTS.	25.01.16	JP	JP

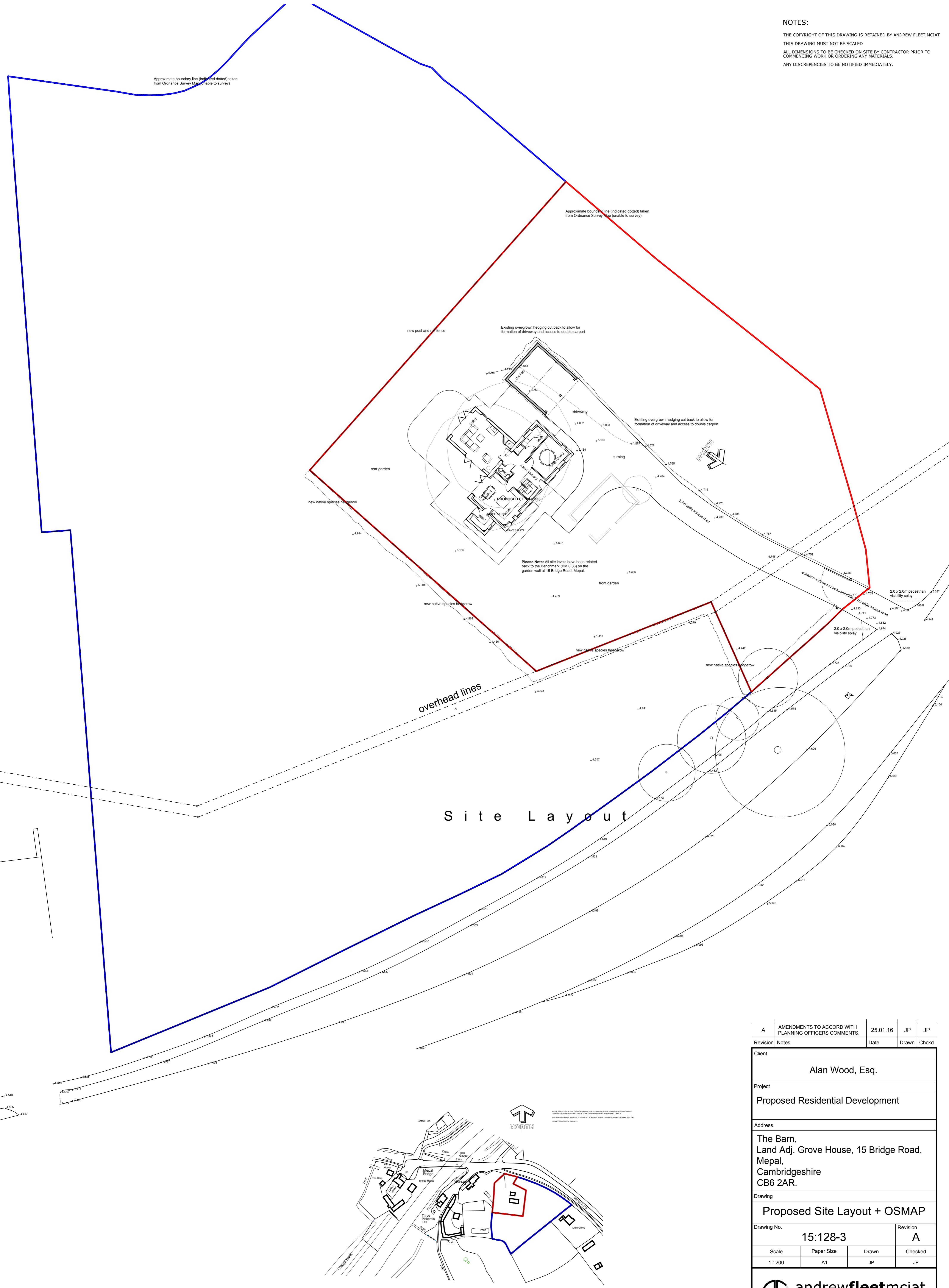
Client			
Alan Wood, Esq.			
Project			
Proposed Residential Development			
Address			
The Barn, Land Adj. Grove House, 15 Bridge Road, Mepal, Cambridgeshire CB6 2AR			
Drawing			
Proposed Plans & Elevations			
Drawing No.		Revision	
15:128-4		A	
Scale	Paper Size	Drawn	Checked
1:100	A2	JP	JP
 andrewfleetmciat charteredarchitecturaltechnologist			
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Approximate boundary line (indicated dotted) taken from Ordnance Survey Map (unable to survey)

Approximate boundary line (indicated dotted) taken from Ordnance Survey Map (unable to survey)



S i t e L a y o u t

Ordnance Survey Map
 (Scale: 1:2500)

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1:20	0	0.2m	0.4m	0.8m	1.6m
1:10	0	0.1m	0.2m	0.4m	0.8m

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15:128-3		A		
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