

23/00847/FUL

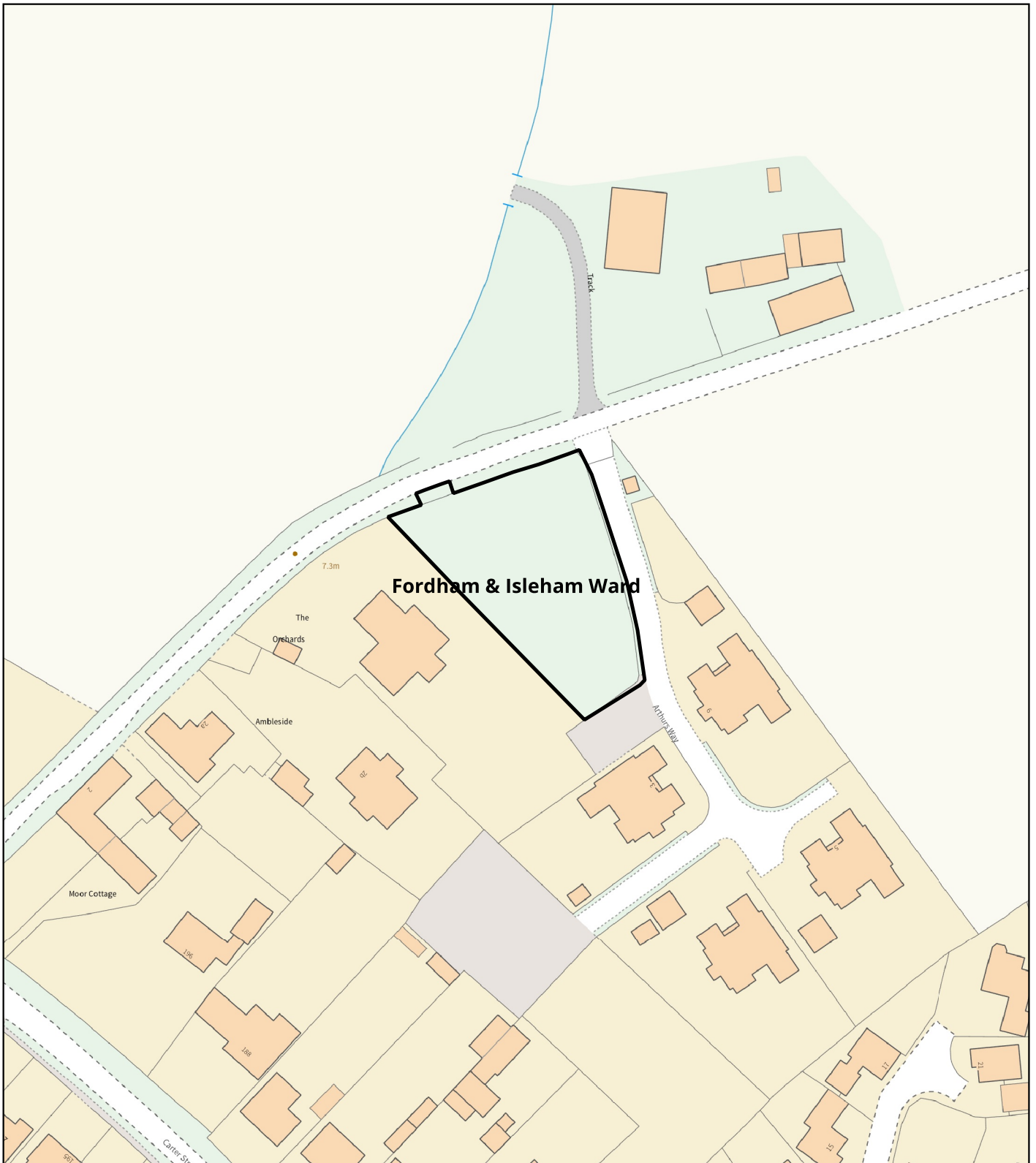
Land North West Of 3
Arthurs Way
Fordham

Change of use to garden land and relocation of access

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23/00847/FUL

Land North West Of 3
Arthurs Way
Fordham



East Cambridgeshire
District Council

Date: 15/03/2024
Scale: 1:1,250



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TITLE: 23/00847/FUL

Committee: Planning Committee

Date: 3 April 2024

Author: Planning Officer

Report No: Y185

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Site Address: Land North West Of 3 Arthurs Way Fordham Cambridgeshire

Proposal: Change of use to garden land and relocation of access

Applicant: Mr Alan Nash

Parish: Fordham

Ward: Fordham And Isleham

Ward Councillor/s: Julia Huffer
Kelli Pettitt

Date Received: 31 July 2023

Expiry Date: 10 April 2024

1.0 RECOMMENDATION

1.1 Members are recommended to APPROVE the application subject to the recommended conditions summarised below: The conditions can be read in full on the attached appendix 1.

- 1 Approved Plans
- 2 Time Limit
- 3 Biodiversity Enhancements
- 4 Access
- 5 Removal of Permitted Development Rights (outbuildings)
- 6 Removal of Permitted Development Rights (fences, gates and walls)
- 7 Land only to be used in connection with The Orchards, 2C Moor Road

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks a change of use from agricultural land to domestic garden land associated with The Orchards, 2c Moor Road. The proposal originally included the provision of a garage and driveway; however, these have been removed from the proposal following officer concerns around the impact of the proposed development on the character and appearance of the area. The plans have been amended to slightly relocate the existing access to avoid the root protection area of the tree at the front of the site.
- 2.2 The application is being heard at Planning Committee as it is a departure from the development plan.
- 2.3 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.

3.0 PLANNING HISTORY

- 3.1 **23/00975/FUL**
1.4m high post and rail fencing and five bar gate to entrance - retrospective
- 3.2 The above planning application is still under consideration at the time of writing. A more extensive planning history of the land surrounding the site is included at Appendix 2.

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The application site is a piece of land situated between the residential dwelling and garden at The Orchards, 2c Moor Road and the access to the development of four bungalows, Arthurs Way. Arthurs Way runs alongside the eastern boundary of the land and wraps around the southern boundary. The application site is outside of the development envelope and is therefore considered to be in the countryside.

5.0 RESPONSES FROM CONSULTEES

- 5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

Parish Council - 23 August 2023

'This application is out of the development envelope, and we would request that District Council call this into committee.

Fordham Parish Council expect all applicants or their representatives to have familiarised themselves with the East Cambridgeshire District Council (ECDC) website. This includes having a full understanding of Trees, Hedgerows and Wildlife. This can be found on the website under 'P' for Planning.

One of the Parish Council's values is 'biodiversity' we uphold this value very seriously. The precious but limited land we have should be preserved and protected for future generations including the wildlife that lives within it.

As a Parish Council we want to support local enterprise and development, but by not respecting our values or to comply with our values may result in a fine by ECDC or a referral to the Cambridgeshire Police Force.'

Parish Council – 29 February 2024

'Whilst we understand the requirement to move the access to avoid damage to the tree and we fully support maintaining the tree, the new planned access now comes out on a blind bend, onto what is essentially a single track road with no street lights, heavily used by Farm Traffic, dog walkers, runners and members of the public wishing to access the river walk, this would make exiting very dangerous for not only the owner but people using the road, if it is a change of use to garden land, could it not be accessed directly from the owners property which is adjoining land? This would seem to be a less dangerous option.'

Ward Councillors - No Comments Received

Minerals And Waste Development Control Team - No Comments Received

ECDC Trees Team – 18 October 2023

'There appears to be an Oak tree significant to the street scene that is either close to the new entrance or where the entrance is indicated to be located yet this tree is not plotted on the submitted plans and there are no details as to its condition.

Due to the presence of tree in proximity to the development in accordance with policy SPD.NE8: Trees and Woodland Natural Environment Supplementary Planning Document 2020 an Arboricultural Impact Assessment (AIA) is required prior to determination of the application.

The (AIA) shall provide information to show how trees/hedging worthy of retention would be sustainable and justification and mitigation measures for any tree removal proposed. The AIA shall identify areas to be excluded from any form of development, specify protective fences for these exclusion areas and for individually retained trees, life expectancy of trees, recommendation for any remedial work, identify acceptable routes for all mains services in relation to tree root zones, identify acceptable locations for roads, paths, parking and other hard surfaces in relation to tree root zones, suggest location for site compound, office, parking and site access, identify location(s) for replacement planting and show existing and proposed levels in accordance with BS 5837:2012 Trees in relation to demolition, design and construction – Recommendations.'

Trees Officer – 14 March 2024

The information in relation to the entrance off Moor Road and the neighbouring tree is acceptable.

The proposed tree planting locations on the boundary with Arthurs Way and planting methodology is acceptable.

Local Highways Authority - 25 August 2023

‘On the basis of the information submitted, I have no objections in principle, however, the following points require attention to make the development acceptable in highway terms:

The access needs to be constructed with a metalled surface for at least an initial length of 5m, measured from the existing carriageway edge.

The site level is higher than the public highway, meaning that in order to prevent private water discharging into the highway, a means of surface water interception will be needed across the access prior to the highway boundary. Please note that the LHA do not accept the use of permeable surfacing in isolation.

If the applicant is unwilling or unable to amend the application or provide additional information as outlined above, please advise me so I may consider making further recommendations.’

Local Highways Authority – 12 January 2024

‘After a review of the amended drawings the Local Highway Authority raises no further objections to the proposed development.

Recommended Conditions

The access shall be laid out to the approved number 23070-1 Rev I and be metalled for a minimum distance of 5m into the site measured from the near edge of the highway carriageway and thereafter retained in perpetuity.’

5.2 A site notice was displayed near the site on 8 August 2023 and a press advert was published in the Cambridge Evening News on 10 August 2023.

5.3 Neighbours – seven neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council’s website.

- Queries regarding the accuracy of the application form in respect of the access
- Under application 17/00781/OUT, the Local Highways Authority requested a condition that the existing access was to be closed – therefore, the comments of the LHA are surprising
- Concerns regarding the likelihood of flooding occurring
- There are other matters at the site that should be resolved before other development is considered.

There were comments received in respect of the impact of the proposed garage on the character and appearance of the area, however, this element has been

removed from the proposal. In addition, no comments have been received following consultation on the amended plans.

6.0 THE PLANNING POLICY CONTEXT

6.1 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 East Cambridgeshire Local Plan (2015) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

6.2 East Cambridgeshire Local Plan 2015 (as amended 2023) ('ECLP')

GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy and water efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
COM 7	Transport impact
COM 8	Parking provision

6.3 Fordham Neighbourhood Plan 2018

Policy 2	Character and Design
Policy 8	Wildlife and Habitats

6.4 Supplementary Planning Documents

Design Guide
Natural Environment SPD
Climate Change SPD

6.5 National Planning Policy Framework 2023

- 2 Achieving sustainable development
- 4 Decision-making
- 12 Achieving well-designed and beautiful places
- 14 Meeting the challenge of climate change, flooding and coastal change
- 15 Conserving and enhancing the natural environment

6.6 Planning Practice Guidance

7.0 PLANNING COMMENTS

The main considerations in the determination of this application are the principle of development, visual amenity, residential amenity, ecology and climate change.

7.1 Principle of Development

7.1.1 Policy GROWTH 2 of the ECLP states that outside defined development envelopes, development will be strictly controlled, having regard to the need to protect the countryside and the settings of towns and villages. Development will be restricted to the main categories listed in the policy and may be permitted as an exception, providing there is no significant adverse impact on the character of the countryside and that other Local Plan policies are satisfied.

7.1.2 The proposal seeks a change of use of land to use domestic garden land which is not an exception listed in the Policy GROWTH 2. As it is not listed as an exception, the proposal is therefore contrary to GROWTH 2.

7.1.3 However, paragraph 47 of the National Planning Policy Framework states '*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise*'. This is a reflection of the requirements of the Planning and Compulsory Purchase Act referred to above.

7.1.4 While the proposal is contrary to Policy GROWTH 2, there has been development in the immediate area which has resulted in a change to the character and appearance of the area. As set out in the visual amenity section of this report, no harm has been identified to the character and appearance of the countryside. Furthermore, the piece of land is surrounded by development on three sides and the road is situated to the north of the site. It is considered that the site is not large enough to reasonably be used for agriculture and the use as garden land is likely the most compatible use when considering the surroundings.

7.2 Visual Amenity

7.2.1 Policy ENV 1 of the ECLP states that development proposals should ensure that they provide a complementary relationship with the existing development and conserve, preserve and where possible enhance the distinctive and traditional landscapes and key views in and out of settlements. Policy ENV 2 states that development proposals ensure that the location, layout, massing, materials and colour of buildings relate sympathetically to the surrounding area.

7.2.2 Policy 2 (Character and Design) of the Fordham Neighbourhood Plan states that delivering high quality design is responding to context, such as the size and shape of the site; views of the site, nearby buildings or other features; topography of the site and its surrounds; and materials and vernacular design.

7.2.3 The proposal seeks the change of use of land to use as domestic garden land in association with The Orchards, 2c Moor Road.

7.2.4 The application site is situated between the residential dwelling and existing garden land at The Orchards to the west. To the east, is the access to the development of four bungalows to the rear, Arthurs Way. Arthurs Way also sits behind the application site.

- 7.2.5 At the time of the site visit (11th August 2023), the application site was bounded by heras fencing on the western boundary, a close board fence on the eastern and southern boundary and corrugated steel fencing to the northern boundary at the front of the site. There is also a post and rail fence present along the northern boundary – it is officers understanding that the current fencing arrangements are for safety while building work is taking place at The Orchards. There has been a separate application submitted for the fencing to the front of the site which consists of 1.4 metre (4.5ft) post and rail fencing across the front of the site; this has also been shown on the amended plans for this application.
- 7.2.6 While the proposed garden land is outside of the development envelope, so are the dwellings to the west and south/south east and the access to Arthurs Way to the east. The site is not in an isolated location and there is residential development and gardens surrounding the site. It is considered that although the site would be visible from Moor Road, as the boundary proposed is a post and rail fence, the use of land as garden land would not be incompatible with the immediately surrounding area. Further to this, the character of the surrounding area has changed since the adoption of the Local Plan and the development envelope boundaries; both the dwelling to the west (The Orchards) and the dwellings to the south (Arthurs Way) have been approved, built and occupied.
- 7.2.7 There is no built form proposed as part of the application; originally a garage was proposed, however this has been removed from the application following officer concerns around the impact of the building on the character and appearance of the area.
- 7.2.8 Planning Practice Guidance cautions that *'conditions restricting the future use of permitted development rights or changes of use may not pass the tests of reasonableness or necessity... Area-wide or blanket removal of freedoms to carry out small scale domestic and non-domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity.'* However, efforts have been made previously to protect the character and appearance of the countryside. The four dwellings at Arthurs Way have had permitted development rights removed for Classes A (enlargement, improvement or alteration to a dwelling), B (additions to the roof), C (other alterations to the roof) and E (buildings in the curtilage) under application reference 21/00703/VAR. An application (20/01576/FUL) was submitted for a 1.8-metre-high closed board fence along the front of this piece of land, as well as a temporary 1.8 metre (5.9ft) high fence along what is now the frontage to Arthurs Way. This application was refused for the following reason:

'2C Moor Road marks the end of the settlement's built-up area, where it passes into open countryside. The proposed closed board fencing to the boundary is considered to be an inappropriate and uncharacteristic boundary treatment for the open countryside location resulting in a harmful urbanising impact on the rural landscape. The proposal does not conserve, preserve or enhance the distinctive and traditional landscapes, does not maintain a clear distinction between the countryside and developed areas and does not relate sympathetically to the surrounding area. The proposal is therefore contrary to Policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan, 2015 and policy 2 of the Fordham Neighbourhood Plan.'

- 7.2.9 In light of the above, it is considered that it would be reasonable and necessary to remove Schedule 2, Part 1, Class E (outbuildings) permitted development rights to protect the character and appearance of the area. Further to this, it is considered reasonable and necessary to remove Schedule 2, Part 2, Class A permitted development rights (gates, walls and fences) to prevent inappropriate enclosure of the land, resulting in harm to the character and appearance of the area. It is also considered that it would be reasonable and necessary to condition that the garden land shall be used as garden land as part of The Orchards, 2c Moor Road and for no other purpose.
- 7.2.10 It is considered that with the imposition of appropriate conditions that the proposal would not result in a significant adverse impact to the character and appearance of the area nor result in significant harm to the countryside and is therefore considered to comply with Policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan, 2015 (as amended) and Policy 2 of the Fordham Neighbourhood Plan.
- 7.3 Residential Amenity
- 7.3.1 Policy ENV 2 of the ECLP states that new development will be expected to ensure that there is no significantly detrimental effect on the residential amenity of nearby occupiers and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.
- 7.3.2 Policy 2 of the Fordham Neighbourhood Plan states that development proposals must deliver high quality design through providing adequate amenity space for future occupiers of the proposals and not resulting in unacceptable impacts on the amenity of occupants of neighbouring or nearby properties.
- 7.3.3 The Orchards, 2c Moor Road has five adjacent neighbours; numbers 3, 4, 5 and 6 Arthurs Way and Ambleside, 2b Moor Road. While Ambleside shares a boundary with The Orchards, only 3 Arthurs Way shares a small section of boundary with the land in question.
- 7.3.4 There is no longer any built form occurring as part of the application, following the removal of the garage from the proposal. The application site is surrounded by residential dwellings and gardens and the change of use proposed is therefore considered to be compatible with the surrounding area. The change of use would result in a large garden at the property but the use of the site by a single residential property is not considered to result in any significant increase in noise and disturbance to the neighbouring residential properties.
- 7.3.5 The proposal is considered not to result in any significant adverse impacts to the residential amenity of neighbouring occupiers and is therefore considered to comply with Policy ENV 2 of the East Cambridgeshire Local Plan, 2015 (as amended).
- 7.4 Highway Safety and Parking
- 7.4.1 Policy COM 7 of the ECLP states that development proposals shall provide a safe and convenient access to the highway network.

- 7.4.2 The land proposed to change use includes an access which is separate to that which is used to access the dwelling. It has been established that this is an existing access but would need to be upgraded for the proposed use. The LHA commented that to make the development acceptable in highways terms, the access would need to be constructed with a metalled surface for a length of 5 metres and a means of surface water interception will be needed across the access prior to the highway boundary.
- 7.4.3 In providing the measures that the LHA requested, the proposal would have resulted in conflict with the Oak tree to the front of the site. To avoid any potential conflict with the tree, it has been proposed to relocate the access slightly to the west (it will be positioned approximately 0.6 metres from the root protection area of the tree).
- 7.4.4 Fordham Parish Council have commented that while they understand the requirement to move the access to avoid damage to the tree and fully support maintaining the tree, the new planned access now comes out on a blind bend, onto what is essentially a single track road with no street lights, heavily used by Farm Traffic, dog walkers, runners and members of the public wishing to access the river walk, which would make exiting very dangerous for not only the owner but people using the road. They have commented that as the proposal is for garden land, could this not be accessed by the access to the dwelling.
- 7.4.5 While officers have questioned the need for an access in this location, as it is existing officers considered that requiring its removal would be unreasonable. There have also been comments received that on a previous application, the Local Highway Authority requested the existing access to the site to be closed and that given this, the comments of the LHA are surprising. The Local Highway Authority have reviewed the current proposal and have raised no objections and therefore it would not be reasonable to refuse an access in this location on that basis. Although the proposal now seeks to relocate the access, which does result in the access being closer to the bend, the relocation of the access is not so significantly removed from the existing location that it would be reasonable to insist on its removal. In addition to this, given that it is not the main access to the dwelling, it is unlikely to be used intensively and as it only serves a single dwelling is unlikely to be a significantly more intensive use than a field access.

The proposal is therefore considered to comply with Policy COM 7 of the East Cambridgeshire Local Plan, 2015 (as amended).

7.5 Ecology

- 7.5.1 Policy ENV 7 of the ECLP states that all applications for development that may affect biodiversity and geology interests must be accompanied by sufficient information to be determined by the Local Planning Authority, including an ecological report, to allow potential impacts and possible mitigation measures to be assessed fully. It also states that all development will be required to protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features, such as trees, hedgerows, woodland, wetland and ponds. Policy ENV 1 states that development proposals should protect, conserve and where possible enhance the pattern of distinctive historic and traditional

landscape features such as watercourses, characteristic vegetation, individual and woodland trees, field patterns, hedgerows and walls and their function as ecological corridors for wildlife dispersal. Policy ENV 2 states that all development proposals will be expected to make efficient use of land while respecting the density, urban and village character, public spaces, landscape and biodiversity of the surrounding area.

- 7.5.2 The Council has adopted the Natural Environment SPD which states that all developments must result in biodiversity net gain.
- 7.5.3 Policy 8 (Wildlife and Habitats) of the Fordham Neighbourhood Plan states that 'Overall a net gain in biodiversity should be achieved, demonstrated by appropriate evidence prepared by a suitably qualified person on behalf of the applicant.'
- 7.5.4 The officer report for the development at Arthurs Way (19/00887/FUL) described the site as a paddock and grazing land with the boundaries marked by post and rail fencing. The application site and surroundings have changed since that time with the development of The Orchards and Arthurs Way. The land subject of this application, at the time of the site visit (11th August 2023) was being used for the storage of building materials for the development taking place at The Orchards (23/00389/FUL, construction of side extension, basement, dormer window and velux reposition).
- 7.5.5 No information has been provided in respect of biodiversity net gain, however, given the proposal is for a change of use to garden land, it is likely that the majority of the garden will be laid to grass and that this would not be dissimilar in biodiversity terms to the paddock use. The amended plans show tree and hedge planting along the boundary with Arthurs Way and the retention of the existing hedging to the front. The Trees Officer has confirmed that the tree planting proposed and methodology is acceptable. Given the size of the plot, it is considered that additional biodiversity enhancements could be achieved and details of this can be secured by condition.
- 7.5.6 The proposal is therefore considered to comply with Policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan, 2015 (as amended) and the Natural Environment SPD and Policy 8 of the Fordham Neighbourhood Plan.
- 7.6 Climate Change
- 7.6.1 Local Plan Policy ENV4 states: '*All proposals for new development should aim for reduced or zero carbon development in accordance with the zero carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable*' and '*Applicants will be required to demonstrate how they have considered maximising all aspects of sustainable design and construction.*' The adopted Climate Change SPD encourages all development to include sustainability measures within their proposal. No measures have been put forward as part of the application, however, due to the nature of the development proposed, it is considered that the inclusion of sustainability measures reasonably related to the development would be difficult and in this instance is it considered acceptable not to provide any such measures.

7.7 Other Matters

- 7.7.1 Comments have been received querying the accuracy of the application form in respect of the access and that if there is a new or altered vehicular proposed that the applicant should have ticked yes. The Local Planning Authority, having looked at previous applications and street view images considered the access to be existing. Since the application has been submitted, it has been proposed to relocate the access and this has been consulted on so all interested parties are aware.
- 7.7.2 There have been comments received that the site is within 20 metres of a watercourse and that during construction on the adjacent site, an underground spring has been discovered and as a consequence there are thousands of gallons of water being pumped under the road in to the Fordham Parish ditch which flows to the River Snail and that this ditch is full. Concern has been raised that it is very likely that flooding will now occur on Carter Street and Moor Road which has never happened previously.
- 7.7.3 While officers are aware that there have been some issues arising during construction at the adjacent site, those are not issues that can be dealt with as part of this planning application. Given the nature of the proposed development and the fact there is no built form proposed, it is considered that the proposed change of use to garden land would not result in any additional drainage or flooding impacts. In addition to this, the works to the access requested by the LHA include the provision of an aco drain to prevent surface water run off into the highway.
- 7.7.4 It has been commented that there are other matters at the site that should be resolved before other development is considered. This largely relates to the boundary treatment along the front of the land proposed to change use and the boundary between the application site and Arthurs Way; an application has been submitted to address these issues (23/00975/FUL) which at the time of writing is still being assessed.

7.8 Planning Balance

- 7.8.1 Whilst the proposed development does not accord with policy GROWTH 2 as it does not fall within one of the exemptions for development in the countryside, it would not cause any harm to the character of the countryside which is a key aim of policy GROWTH 2.
- 7.8.2 The proposal is considered to be acceptable in all other aspects including impacts of the proposal upon the character and appearance of the surrounding area and impacts to the amenity of neighbouring occupiers and complies with all relevant Local Plan policies regarding those considerations. It is therefore considered that no demonstrable harm would arise from the proposed development.
- 7.8.3 The surroundings of the site have changed since the adoption of the Local Plan and the development envelope boundaries which have resulted in the application site being surrounded by built form. However, the built form and impact on the character of the area have been carefully considered. The change of use of the land is considered to be acceptable as no built form is proposed and it is considered that

with the appropriate conditions, that the character and appearance of the countryside would be protected.

- 7.8.4 The lack of any demonstrable harm to the character of the countryside is considered to form a material consideration of sufficient weight to warrant a departure from the Local Plan in respect of the strict application of policy GROWTH 2. The application is therefore recommended for approval.

8.0 COSTS

- 8.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a costs award can be made against the Council.
- 8.2 Unreasonable behaviour can be either procedural ie relating to the way a matter has been dealt with or substantive ie relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.
- 8.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.

9 APPENDICES

- 9.1 Appendix 1 - Conditions
9.2 Appendix 2 - Planning History for associated dwelling and surrounding sites

Background Documents

23/00847/FUL

23/00975/FUL

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcamb.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

Appendix 1:

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

Plan Reference	Version No	Date Received
23070-1	Rev I	25.01.2024
23070	V2	25.01.2024

- 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 To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 Prior to the commencement of use, 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.
- 3 To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 4 The access shall be laid out to the approved number 23070-1 Rev I and be metalled for a minimum distance of 5m into the site measured from the near edge of the highway carriageway and thereafter retained in perpetuity.
- 4 In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modifications), no development within Class E; of Part 1; of Schedule 2 of the Order shall take place on site unless expressly authorised by planning permission granted by the Local Planning Authority.
- 5 To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modifications), no development within Class A; of Part 2; of Schedule 2 of the Order shall take place on site unless expressly authorised by planning permission granted by the Local Planning Authority.
- 6 To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 7 The garden land hereby permitted shall be used for purposes ancillary to the residential use of the main dwelling known as The Orchards, 2C Moor Road, Fordham and shall

not be used for any other purpose unless agreed in writing with the Local Planning Authority.

- 7 To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

Appendix 2:

23/00389/FUL	Proposed construction of side extension, basement, dormer window and velux reposition	Approve	16.06.2023
23/01204/FUL	Construction of side extension, basement, dormer window and velux reposition	Approve	01.02.2023
23/00948/FUL	Change of use from agricultural land to residential garden - retrospective	Approve	21.12.2023
17/02152/FUL	Erection of bungalow	Refuse Appeal allowed	07.03.2018
21/00703/VAR	Variation of condition 1 (approved plans) of previously approved 19/00887/FUL for construction of 4no. single storey dwellings with garaging, parking and associated site works – phased development	Approve	29.09.2022
21/00105/FUL	Single storey side extension and detached shed (part retrospective)	Approve	18.03.2021
17/01757/FUL	Proposed demolition of existing outbuilding and replacing with detached dwelling and associated works	Refuse	20.12.2017
18/01045/FUL	Proposed demolition of existing outbuilding and replacing with detached dwelling and associated works	Refuse	20.09.2018
20/01576/FUL	Boundary treatment, both permanent and temporary (retrospective)	Refuse	07.04.2021
17/00871/OUT	Residential development for the construction of 4 bungalows – access and scale only	Approve	11.08.2017
19/00911/FUL	Retrospective planning for erection of garden shed, fence (over 1.0m) & gates at entrance	Approve	05.09.2019
19/00887/FUL	Construction of 4no. single storey dwellings with garaging, parking and associated site works – phased development	Approve	15.01.2020
21/01751/FUL	Proposed side extension and basement	Approve	30.08.2022

