



# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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Mr & Mrs B Hall  
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*This matter is being dealt with by:*

Richard Fitzjohn

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My Ref: 18/01287/OUT  
Your ref

9th November 2018

Dear Sir/Madam

## TOWN AND COUNTRY PLANNING ACT 1990

### REFUSAL OF OUTLINE PLANNING PERMISSION

The Council hereby **refuses** the following:

**Proposal:** Proposed detached chalet bungalow, garaging, parking, access and associated site works  
**Location:** Site South West Of 6 Lode Lane Wicken Cambridgeshire  
**Applicant:** Mr & Mrs B Hall

The Council hereby refuses outline planning permission for the application reference **18/01287/OUT** registered 14th September 2018.

### REASONS FOR REFUSAL

- 1 The application site is located beyond the existing small row of dwellings on the west side of Lode Lane, where there is an immediate change in character to rural open countryside and Wicken Fen beyond. The proposed development would be located within a sensitive edge of settlement location and would extend residential built form into the countryside in a manner that would cause significant and demonstrable harm to the local rural landscape character and visual amenity of the area. The resultant encroachment would increase the sense of suburbanisation of the countryside to the detriment of local visual amenity, whilst it would also result in the loss of important open views of the countryside and towards Wicken Fen. Accordingly, the proposal is contrary to Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015, Policies LP22 and LP28 of the Submitted Local Plan 2018 and Central Government advice contained in the National Planning Policy Framework 2018. Furthermore, the proposal is not considered to constitute sustainable development in principle

as the harm to the local rural landscape character and visual amenity of the area would significantly and demonstrably outweigh the benefits of the proposed development, contrary to the National Planning Policy Framework 2018.

- 2 Policy ENV7 of the East Cambridgeshire Local Plan 2015 states 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. Where there is reason to suspect the presence of protected species, trees and woodland, applications must be accompanied by a survey carried out by a qualified individual assessing their presence and, if present, the proposal must be sensitive to, and make provision for, their needs, in accordance with the relevant protecting legislation. The proposed development would require an existing barn on the application site to be demolished. This barn displays characteristics which could make it suitable for the presence of protected species. However, no ecology report has been submitted with the application and therefore the ecological impacts of the proposed development cannot be fully assessed, contrary to policy ENV7 of the East Cambridgeshire Local Plan 2015 and policy LP30 of the Submitted Local Plan 2018.

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

- 1 The decision to refuse 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 unsustainable and the applicant was informed of officer concerns regarding the impacts on the character and appearance of the area and ecology. The proposal is therefore contrary to the provisions of the NPPF.



**Rebecca Saunt**

**Planning Manager**

Dated: 9th November 2018