



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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

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Mr & Mrs Ian Bridgeman
2B Moor Road
Fordham
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Cambridgeshire
CB7 5LX

This matter is being dealt with by:

Julie Barrow

Telephone: 01353 616307
E-mail: julie.barrow@eastcambs.gov.uk
My Ref: 15/01189/FUL
Your ref

9th December 2015

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

The Council hereby **refuses** the following:

Proposal: Erection of bungalow and associated landscaping
Location: Land Adj 2B Moor Road Fordham Ely Cambridgeshire CB7 5LX
Applicant: Mr & Mrs Ian Bridgeman

The Council hereby refuses permission for the application reference **15/01189/FUL** registered 2nd October 2015.

REASONS FOR REFUSAL

1 The proposed dwelling is located outside of the village framework and will lead to significant and demonstrable harm to the character of the countryside and appearance of the streetscene; through the encroachment and loss of the rural character of this part of the street. The harm is further increased as it does not comply with the Village Vision for Fordham and it could lead to further erosion between the urban settlement and the countryside. The benefits of providing a single dwelling do not outweigh the identified harm in this location. The proposal, therefore, does not comply with policies GROWTH 2, GROWTH 5, ENV1 and ENV2 of the East Cambridgeshire Local Plan April 2015 and the National Planning Policy Framework, which seek to ensure proposals protect the settlement edge and sympathetically relate to the surrounding area.

INFORMATIVES RELATING TO THIS APPLICATION

- 1 The decision to refuse this application was made by Planning Committee on 2 December 2015, having regard to the policies and proposals in the Local Development Plan and all relevant materials considerations, including the NPPF. Planning committee considered the application and the applicant or agent had the opportunity to speak to the committee and promote the application. Unfortunately this was not sufficient to overcome members concerns in regards to harm and encroachment into the countryside.



Rebecca Saunt
Planning Manager

Dated: 9th December 2015