
MAIN CASE

Reference No: 17/00762/OUT

Proposal: Residential development for two detached bungalows, garaging, parking, access and associated site works

Site Address: Land Adjacent To 45 Newmarket Road Fordham Ely Cambridgeshire CB7 5LN

Applicant: Mr H. Sidebottom

Case Officer: Catherine Looper, Planning Officer

Parish: Fordham

Ward: Fordham Villages
 Ward Councillor/s: Councillor Joshua Schumann
 Councillor Julia Huffer

Date Received: 27 April 2017 **Expiry Date:** 07/07/2017

[S46]

1.0 **RECOMMENDATION**

1.1 Members are recommended to refuse the application for the following reasons:

1. The proposed dwelling is located outside of the designated development envelope, and by reason of its distance to the nearest main settlement of Fordham is considered to be unsustainable. Future occupiers of the dwelling would be reliant on a car in order to access basic services within Fordham. The application does not satisfy the special circumstances criteria laid out by Paragraph 55 of the NPPF. The adverse impacts of the application significantly and demonstrably outweigh the benefits. This is contrary to Paragraph 14 of the NPPF, and does not promote sustainable development.
2. Insufficient information has been submitted regarding the impact of the proposal on the trees on the site. Without an Arboricultural Impact Assessment, the proposed access through the tree belt cannot be fully assessed, and therefore the access cannot be determined to be acceptable. This is contrary to Paragraph 11 of the NPPF, Policy ENV1 and ENV7 of the East Cambridgeshire Local Plan 2015.

2.0 **SUMMARY OF APPLICATION**

2.1 The application seeks outline planning permission for the erection of two detached bungalows with garaging, parking, access, and associated site works. All matters are reserved except for access and layout. The proposed bungalows are set back from the public highway by approximately 37m and are accessed by a 5m wide

access road with turning head. The garaging is located between the two bungalows and is set back, to allow for additional parking in front of the garage.

2.2 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/>.

Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.

2.3 The application has been called into Planning Committee by Councillor J Schumann on the basis that the Committee has considered similar applications over the last few months and it would be consistent for them to consider this application also.

3.0 PLANNING HISTORY

3.1

17/00097/OUT	Residential development of two detached bungalows, garaging, parking, access and associated site works.	Refused	09.03.2017
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4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located approximately 583m from the settlement boundary of Fordham. The surrounding landscape is agricultural in nature, and is rural in nature, with little built form nearby. There is a public footpath in front of the site which gives access to the main settlement of Fordham, as well as the opposite direction toward Newmarket. The site is not located within Flood Zones 2 or 3.

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.

Local Highways Authority - No objections raised. Conditions recommended.

CCC Growth & Development - No Comments Received

Environmental Health – No issues with the application however conditions recommended regarding contamination due to sensitive proposed use.

Waste Strategy (ECDC) - No objections raised. Standard informatives recommended.

Cambridgeshire Archaeology - Our records indicate that the site lies in an area of high archaeological potential, situated within the gardens and park at Fordham Abbey (Historic Environment Record reference 12340). To the north of the application area is Fordham Abbey (07449), which is sited within the grounds of a Gilbertine priory, active from its foundation in the early 13th century until its dissolution in 1538. A hospital was also maintained on the site. The present house dates from the early 18th century. Archaeological investigations to the south of the

proposed development area have revealed evidence of Prehistoric round barrows (funerary monuments) and cremation cemetery (MCB19626) as well as evidence of Prehistoric (CB14997) and Roman to medieval occupation (MCB16946, MCB20916) In addition, located to the south west is Prehistoric settlement (MCB16109) and cropmark evidence of enclosures (09026), with further evidence of enclosures to the south east (MCB20063). We have commented on this in recent years. We would recommend that the same archaeological standard condition is placed on the development as was for prior application (17/00097/OUT) within the same bounds, that is: We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.

Senior Trees Officer - The proposal will have an impact upon an impressive belt of trees however, the extent of the impact of the site access cannot be considered with the current level of information. Due to the significance of the tree belt I recommend we seek an Arboricultural Impact Assessment to provide information upon the trees and the root protection areas, to ensure that the development can be successfully achieved without damage to the trees to be retained and this stage of the planning process.

Parish – Fordham Parish Council object to this application. The proposed site is in an arable field and on a busy road in a 60mph sector. This application lies well outside the settlement boundary of Fordham conflicting with the Local Plan which seeks to focus on new housing development within defined settlement boundaries. Isolated new homes in the countryside should be avoided unless there are special circumstances. It would result in haphazard development in this part of the Parish resulting in urban sprawl. Possibly leading to an unacceptable extension of the development envelope in the village.

Ward Councillors - No Comments Received

5.2 **Neighbours** – One neighbouring property was notified, however no responses have been received. A site notice was posted on 12th May 2017 and an advert was also placed in the Cambridge Evening News.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
COM 7	Transport impact
COM 8	Parking provision
GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development

6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations
Design Guide
Flood and Water

6.3 National Planning Policy Framework 2012

- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design
- 11 Conserving and enhancing the natural environment

7.0 PLANNING COMMENTS

8.0 It should be noted that this proposal was received to the planning department in January 2017. The application was identical to the current application, and was refused for the same reasons recommended in Paragraph 1.1 of this report. This is a material planning consideration.

8.1 Principle of Development

8.2 The application site is located well outside of the designated development envelope of Fordham, and as such is considered to be a countryside location. Policy GROWTH2 of the East Cambridgeshire Local Plan 2015 seeks to focus new development within the defined settlement boundaries, and the application is therefore considered to be contrary to Policy GROWTH2.

8.3 GROWTH2 cannot be considered as up to date due to the council being unable to demonstrate a 5 year housing supply. However, in accordance with the National Planning Policy Framework Paragraph 14, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or where specific policies in the NPPF indicate development should be restricted.

8.4 It is acknowledged that the proposal would make a small but positive contribution to the local housing supply in accordance with Paragraph 14 of the NPPF, and would be beneficial to the local economy in the short term due to construction.

8.5 However, Paragraph 55 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. This section also states that Local Planning Authorities should avoid isolated new homes in the countryside unless there are special circumstances.

8.6 Each application is assessed on its own merits, however it should be noted that a recent appeal decision was dismissed (APP/V0510/W/16/3158114) for residential development on a site on Cowbridge Hall Drove, Little Downham, which has similarities to this application. It was identified within the Inspectors decision that

the lack of public footpath and street lighting would be harmful to the safety of pedestrians. The appeal stated that “the effect of allowing a development in a functionally isolated location would result in unsustainable journeys, contrary to a core land use planning principle of the Framework which seeks to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.” The appeal also identified that existing development would not have been subject to the same policy considerations as at present and therefore does not set a precedent that carries any weight. Existing development is not a *fait a compli* for subsequent development; each case must be decided on its own merits.

- 8.7 The site is considered to be isolated due to its distance from the defined settlement boundary. The site is located approximately 1.24 miles by road from the nearest school and shops. Although there is a public footpath along the roadside to Fordham, the nearest streetlights are 465m in the direction of Fordham, and the agent has identified the nearest bus stop as being 950m away from the site. This is not considered to encourage sustainable journeys and is likely to mean reliance on a car to access basic services within the village, as this is likely to be the most attractive option. This is contrary to Paragraph 17 of the NPPF which requires decision making to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- 8.8 Residential Amenity
- 8.9 There is a significant distance between the dwelling and the neighbouring dwelling at 45 Newmarket Road. Although the impact on the residential amenity of neighbouring occupiers cannot be fully assessed at this stage, it is unlikely that significant impacts will be created due to the distances to the boundaries. The full impacts on residential amenity would need to be assessed as part of a Reserved Matters application.
- 8.10 Visual Amenity
- 8.11 Policy ENV1 of the East Cambridgeshire Local Plan 2015 requires proposals to demonstrate that their location, scale, form, design, materials, colour, edge treatment and structural landscaping will create positive, complimentary relationships with existing development. The Policy also requires proposals to protect, conserve and enhance the pattern of historic and traditional landscape features, settlement edge, and the wider landscape setting. The introduction of built-form in this open area is out of keeping with the wider landscape setting of Fordham, and does not respect the defined settlement edge. The area is characterised by agricultural land, Fordham Abbey, and Fordham House, and the introduction of residential built-form will significantly alter the appearance of the landscape. However as the site is well screened by a belt of trees and the proposal is for single storey dwellings, it is considered that the proposal cannot be refused on the grounds of harmful visual impact.
- 8.12 Highways

- 8.13 With regards to access to the site, the Local Highways Authority has been consulted. No objections have been raised and it is considered that the proposed access to the site could be achievable. There is adequate space provided on site for the parking and turning of vehicles, and this is considered to comply with Policies COM7 and COM8 of the Local Plan 2015.
- 8.14 Trees
- 8.15 The Trees Officer has been consulted on this application and has confirmed that insufficient information has been submitted in order to ascertain the impact on the trees. Therefore the Council is unable to determine whether the access to the site is suitable and whether any trees would be under threat, contrary to Policies ENV1 and ENV7 of the Local Plan 2015.
- 8.16 Planning Balance
- 8.17 There are a number of sites within Fordham that are considered more sustainable and suitable for residential development. The proposal would result in an incongruous and isolated development within the countryside, and would be contrary to planning policy. On balance, the unsustainable location of the proposal outweighs the benefits of the provision of a dwellinghouse. The proposal is contrary to the relevant planning policies, and in particular, Paragraph 55 of the NPPF. The application is therefore recommended for refusal.

9.0 APPENDICES

None

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
17/00762/OUT	Catherine Looper Room No. 011 The Grange	Catherine Looper Planning Officer 01353 665555 catherine.looper@eastcambs.gov.uk
17/00097/OUT	Ely	

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.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>