
MAIN CASE

Reference No: 18/00819/FUL

Proposal: Erect two dwellings with attached garages and external works.

Site Address: Site North Of Houghtons Lane Isleham Cambridgeshire

Applicant: Victoria Stanley Ltd

Case Officer: Richard Fitzjohn, Senior Planning Officer

Parish: Isleham

Ward: Isleham
Ward Councillor/s: Councillor Derrick Beckett

Date Received: 14 June 2018 **Expiry Date:** 12th September 2018
[T85]

1.0 **RECOMMENDATION**

1.1 Members are recommended to REFUSE this application for the following reason:

1. Policy ENV1 of the East Cambridgeshire Local Plan 2015 requires that development proposals should demonstrate that their location, scale, form and design will create positive, complementary relationships with existing development and will protect, conserve, and where possible enhance the settlement edge. Furthermore, Policy ENV2 of the East Cambridgeshire Local Plan 2015 and Policy LP22 of the Submitted Local Plan 2017 require proposals for new development to ensure that location, layout, scale, form and massing relate sympathetically to the surrounding area and each other. The existing built form and the extant planning permission for 3No.dwellings on the north side of Houghtons Lane all comprise single-storey bungalows with modest footprints which relate sympathetically with each other. By contrast, the proposed dwellings would be of a larger scale, and a significantly taller two-storey height and design, which are not in keeping with the character and appearance of the area to the north side of Houghton's Lane. By virtue of the height, scale and design of the proposed dwellings, which do not relate sympathetically to the character and appearance of the other dwellings and extant planning permissions for dwellings to the north of Houghtons Lane, it is considered that the proposed development would result in significant and demonstrable adverse harm being created to the character and appearance of the area. The benefits of the proposed development would be outweighed by the significant and demonstrable adverse harm which would be created to the character and appearance of the area, contrary to policies ENV1 and ENV2 of the East

Cambridgeshire Local Plan 2015, policies LP22 and LP28 of the Submitted Local Plan 2017 and Paragraphs 11, 79, 127 and 170 of the National Planning Policy Framework.

2.0 SUMMARY OF APPLICATION

2.1 Full planning permission is being sought for the erection of 2No. detached two-storey dwelling with integral garages. The proposed dwellings would measure 15m wide and 18.1m deep, with a maximum ridge height of 6.9m and a maximum eaves height of 3.8m.

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 This application is being taken to Planning Committee, due to the Chairman of the Parish Council and Ward Member having a pecuniary interest in the application.

3.0 PLANNING HISTORY

3.1 Off site history

Adjacent to the west boundary of the application site

17/01247/FUL	Development of 3 No. three bedroom bungalows	Approved	19.09.2017
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17/00222/FUL	Development of 3No. three bedroom bungalows	Refused	13.06.2017
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Land south of East Fen Road, to the north of the application site

18/00824/FUL	Erect two 4 bedroom bungalows	Pending consideration	
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17/02020/FUL	Development of 2No. three bedroom bungalows	Approved	09.02.2018
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17/00223/FUL	Development of 2 No. three bedroom bungalows.	Approved	05.05.2017
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4.0 THE SITE AND ITS ENVIRONMENT

4.1 The application site is located outside of, but within close proximity to, the established development framework for Isleham. The site is located on the north side of Houghtons Lane, which comprises a single-track lane predominantly surrounded by open agricultural fields to the north, east and south.

- 4.2 There are two detached single-storey bungalows (No.4 East Fen Road and No.2 Houghtons Lane) located near to the vehicle junction with Sheldrick's Road, on the north side of Houghtons Lane. There is also a 1.5 storey farm dwelling (Willow Cottage, No.4 Houghtons Lane) located on the north side of Houghtons Lane, to the eastern end of the single-track road. There is an extant planning permission (ref: 17/01247/FUL) for 3No. single storey bungalows on land immediately adjacent to the west boundary of the application site.
- 4.3 There is a single-storey clunch barn, a two-storey farm dwelling (Appleyard Farm, No.1 Houghtons Lane) and agricultural buildings located on the south side of Houghtons Lane. There are also extant planning permissions (17/00550/OUT and 17/02147/FUL) for 3No. two storey dwellings on land to the east of Appleyard Farm which are not yet built. The single two-storey dwelling approved by 17/02147/FUL is located directly south of the application site. There is a garden to No.1 Sheldrick's Road which is located on the south side of Houghtons Lane, near to the vehicular junction with Sheldrick's Road.
- 4.4 The application site itself comprises part of an open, agricultural field with hedging and a ditch adjacent to the southern boundary along Houghtons Lane. The north and east boundaries of the site are open to the agricultural field.

5.0 RESPONSES FROM CONSULTEES

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

5.2 Isleham Parish Council –

- Located outside of development framework.
- If approved, the total number of additional houses created by the proposal in addition to other sites identified within the Council's emerging Local Plan would result in a 64% increase on the current number of houses in the village.
- Outside of Local Plan allocations, the Council has approved 100 dwellings in Isleham within the last 6 years, including over 40 within the last year.
- There remains significant matters (planning conditions) to be resolved over the recently approved application 17/00223/FUL, particularly relating to highways and drainage. Any approval of this application would further compound existing problems.
- Despite the ongoing development of two additional sites on Houghtons Lane, Houghtons Lane remains no more than a simple, single track, agricultural farm roadway. It is already in a very poor condition, does not include any street lighting and is therefore simply not fit for the additional traffic resulting from this proposed development.
- Village infrastructure, utilities and services are inadequate or at capacity.
- This proposed development doesn't protect the amenities and services of the neighbouring properties. The development would overlook new houses to the south and therefore result in a loss of privacy.
- Detrimental affect the biodiversity of this area of the village.

- There has been no previous building on this site and the plot is on open countryside.
- The proposed development does not meet current housing demands. There are sufficient houses within this style and price bracket already for sale within the village.
- This is the second such application in recent months from the landowner. There is clearly an expectation from him to continue to build on the remainder of this land. The piecemeal nature of these applications is clearly a deliberate attempt to avoid building affordable housing.

5.3 Ward Councillors - No Comments Received.

5.4 Cambridgeshire Archaeology – “Records indicate that the site lies in an area of high archaeological potential, situated on the eastern edge of the historic village of Isleham. Recent excavations to the immediate west of the application area (planning ref. 17/01247/FUL) indicate that the village originally extended further east and would have been larger in the Saxon and Medieval periods than it is today (ECB5371, in progress - not yet deposited into the Cambridgeshire Historic Environment Record). Gullies and pits, and an assemblage of jars, bowls, jugs, animal bone and oyster shell were encountered within the evaluation, all of which are indicative of settlement activity. In addition, recent excavations to the north of the application area (planning ref. 17/02020/FUL) also revealed evidence of Medieval activity and as well as a series of 18th century clunch pits (ECB5372, in progress -not yet deposited into the Cambridgeshire Historic Environment Record). This is significant as it could enhance our understanding of the origins of the village of Isleham.

Archaeological investigations to the west at Ellwoods Close revealed evidence of significant Saxon, medieval and post-medieval occupation as well as artefact evidence which suggest the location of a high status Roman building in the vicinity (ECB4634). Investigations at Church Lane revealed significant evidence of Prehistoric, Roman, medieval and post-medieval occupation (ECB4610). With archaeological investigations at Priory Gardens (CB15283) and Beck Road revealing further evidence of medieval and post-medieval occupation (MCB18442). In addition, to the north of the application area is Neolithic settlement site (11281).

To the west is the scheduled earthwork remains of fish ponds, hollowed lanes and platforms that were part of the Isleham priory (Scheduled Monument number 27101): an alien Benedictine priory 100m west of St Andrew's Church (Historic Environment Record reference DCB221). One of over 150 Benedictine monasteries founded in England, Benedictine monasticism had its roots in the rule written about AD 530 by St Benedict of Nursia for his own abbey at Monte Cassino but the earliest attempts to develop an order came only in 1216. The only remaining standing priory building at Isleham is the Chapel of St Margaret of Antioch (a Grade I Listed Building) to the north of which lie the buried foundations of the conventional buildings and the earthwork remains of the associated agricultural complex (07528).”

Does not object to the proposed development but considers that the site should be subject to a programme of archaeological investigation secured by planning condition due to a high probability of architectural finds in this location.

5.5 Local Highways Authority – “The Highways Authority objects to this application for the following reasons:

1. Houghtons Lane is considered to be inadequate to serve the development proposed, by reason of its restricted width and lack of passing places and substandard construction. If permitted this would also likely result in the stopping and manoeuvring of vehicles on the highway to the detriment of highways safety.

Houghtons Lane is not wide enough for two vehicles to pass and the carriageway surface is in poor repair and any intensification would further determinate this surface potentially giving rise to a cost the highways authority and future maintenance liability.

Drawing number TAB321-02 shows a grassed verge where the carriageway widening should be.

This objection could be overcome if the carriageway is widened to the dimensions shown on drawing TAB321-02 and the width of the carriageway is resurfaced to CCC standard and all of the conditions attached to previously approved 17/01247/FUL are attached to any planning permission.”

5.6 Waste Strategy (ECDC) –

- East Cambs District Council will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over long distances and/or loose gravel/shingle driveways; the RECAP Waste Management Design Guide defines the maximum distance a resident should have to take a wheeled bin to the collection point as 30 metres (assuming a level smooth surface).
- Under Section 46 of The Environmental Protection Act 1990, East Cambridgeshire District Council as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles, this power being re-enforced in the Local Government Acts of 1972, 2000, and 2003, as well as the Localism Act of 2011.
- Each new property requires two bins; this contribution is currently set at £43 per property.
- Payment must be made in advance of bins being delivered; East Cambs District Council Account Number 43135897, Sort Code 52-41-19, reference should be the planning application number followed by (bins) i.e. 15/012345/FUL (bins) a separate e-mail should also be sent to waste@eastcambs.gov.uk detailing the payment amount and the planning reference number.

- 5.7 CCC Growth & Development - No Comments Received.
- 5.8 Environmental Health - Accepts the findings of the Phase1 Desk Study and Preliminary Risk Assessment report dated 1st February 2017 prepared by Geosphere Environmental. The report recommends a limited soils investigation and soil gas testing. Therefore, as this application is for a sensitive end use (residential), Environmental Health recommend that standard contaminated land conditions are attached to any grant of permission. Notes that the proposed site is adjacent to previously approved 17/01247/FUL and previous comments below remain the same:
 "I note that the proposed site is in close proximity to East End Farm to the south where there are four large agricultural buildings. It is not clear what these buildings are used for but as we haven't received any complaints about this site and there are existing residential properties of a similar distance to the proposed dwellings I have no concerns to raise at this time."
 No other issues to raise but please send out the environmental notes.
- 5.9 Trees Officer - No objection to this proposal as no trees of any significance are impacted. Although, has concerns this proposal will have a negative impact upon the landscape character of the area which would be in conflict with guidance within the local plan (ENV1: Landscape and settlement character). Advises that affective boundary treatment will be essential to assimilate this proposal within the landscape if the application is approved.
- 5.10 UK Power Networks – "High voltage overhead cables exists on the site area that you are intending to commence work on and may present a serious risk to life if approached or contacted. It is important that all proposed works should comply with the requirements of Health & Safety Executive Document GS6 "Avoidance of danger from overhead electric lines." For your information Health & Safety Documents are available from Her Majesty's Stationery Office and local offices of the HSE. It may be necessary for the above to be diverted to enable your works to proceed."
- 5.11 Neighbours – A site notice was displayed near the application site on 23.07.2018 and a press advert was published in the Cambridge Evening News on 05.07.2018. 6 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

No. 1 Sheldrick's Road – Objection

- The application is outside of the development envelope of the village plan
- Extreme inaccuracy in the site location plan
- Road and junction is primarily for agricultural use and not fit/safe for the proposed additional traffic, and is prone to localised flooding, and soakaways not suitable for area.
- The development is beyond the end of the public highway
- Application 17/01247/FUL, road widening and surface water drainage conditions have not yet been discharged
- Removal of a established and wildlife field margin
- Effect on our property, lifestyle choices and privacy

- The proposed site is situated directly below and adjacent to electricity pylons and transformers, potential health risks and EMF risks
- There is no street lighting at the proposed site, security and safety risk as family homes
- The proposed housing does not meet the current demand for houses as there are already a large number of 4 bed properties for sale in Isleham.
- Would also like it to be noted that we have been given to understand the owner of properties Applewood Farm and 2 Houghtons lane, as listed on the consultee list, have a financial interest in this planning application.

No. 4 Houghtons Lane - Objection

- Safety and access concerns
- Inconsistency/Inaccuracy in the application documents
- Isleham has in effective, no public bus service. There is no rail station and there are no designated cycle routes to or from the village, which is served only by poor rural 'B' roads."
- Beyond number 1 Houghtons Lane, there is no mains sewage provision in the Lane. Not one of the many applications made for expansion of the Lane describe the installation / extension of the mains sewage system. It does not seem reasonable to approve applications based on speculative strategies which by their own admission are incomplete.

No.67 Hall Barn Road - Support

- The perimeter of the development is aligned with the recently permitted 5 bed detached chalet plot (17/02147/FUL) opposite and therefore does not extend past the current approved development boundary.
- The main outlook from the property is to the north overlooking the building's garden/fields and not towards other dwellings.
- The size and style of property is very similar to development approved by 17/02147/FUL.
- The widening of Houghtons Lane, introduction of new pathway and improved drainage forming part of this application will benefit the recently approved dwellings and existing dwellings.
- Location will provide personal benefits to the family.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
HOU 2	Housing density
HOU 3	Affordable housing provision
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution

- ENV 14 Sites of archaeological interest
- COM 7 Transport impact
- COM 8 Parking provision

6.2 Supplementary Planning Documents

- Developer Contributions and Planning Obligations
- Design Guide
- Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
- Flood and Water

6.3 National Planning Policy Framework 2018

- 2 Achieving sustainable development
- 5 Delivering a sufficient supply of homes
- 11 Making effective use of land
- 12 Achieving well-designed places
- 15 Conserving and enhancing the natural environment
- 16 Conserving & enhancing the historic environment

6.4 Submitted Local Plan 2017

- LP1A presumption in Favour of Sustainable Development
- LP3 The Settlement Hierarchy and the Countryside
- LP6 Meeting Local Housing Needs
- LP16 Infrastructure to Support Growth
- LP17 Creating a Sustainable, Efficient and Resilient Transport Network
- LP22 Achieving Design Excellence
- LP23 Water Efficiency
- LP24 Renewable and Low Carbon Energy Development
- LP25 Managing Water Resources and Flood Risk
- LP26 Pollution and Land Contamination
- LP27 Conserving and Enhancing Heritage Assets
- LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views
- LP30 Conserving and Enhancing Biodiversity and Geodiversity
- LP31 Development in the Countryside

7.0 PLANNING COMMENTS

7.1 The main issues to consider when assessing this application are the principle of development, the character and appearance of the area, residential amenity, highway safety, ecology, archaeology and flood risk.

7.2 Principle of Development

7.2.1 The Council is not currently able to demonstrate that it has an adequate five year supply of land for housing. Therefore, all Local Planning policies relating to the supply of housing must be considered out of date and housing applications assessed in terms of the presumption in favour of sustainable development set out

in the National Planning Policy Framework. This means that development proposals should be approved unless any adverse effects of the development significantly and demonstrably outweigh the benefits.

7.2.2 The benefits of this application are considered to be:- the positive contribution of the provision of an additional 2 dwellings to the district's housing stock and the positive contribution to the local and wider economy in the short term through the construction of the new dwellings.

7.2.3 Part Two of the Local Plan 'Village/Town Visions' identifies Isleham as having a wide range of services available locally including several shops; a primary school, three churches; sports facilities and good bus connections to Newmarket. The application site is located outside of, but within close proximity to, the established development framework for Isleham. Houghtons Lane is a 30mph speed limit road which is very lightly trafficked. The proposed development would provide a new footpath adjacent to the front of the application site which would connect to the existing footpath located along a small section of Houghtons Lane. The proposed development would therefore provide a safe pedestrian route into the centre of Isleham. For the purposes of assessing the proposal in relation to the presumption in favour of sustainable development, the site is considered to be in a sustainable location.

7.2.4 It should be noted that all other local plan policies and relevant material considerations remain relevant and form part of the planning balance for this application. The main considerations in determining this application are therefore; whether any adverse impacts would significantly and demonstrably outweigh the benefits of the development.

7.3 Character and appearance of the area

7.3.1 Policy ENV1 of the East Cambridgeshire Local Plan 2015 requires that development proposals should demonstrate that their location, scale, form and design will create positive, complementary relationships with existing development and will protect, conserve, and where possible enhance the settlement edge. Furthermore, Policy ENV2 of the East Cambridgeshire Local Plan 2015 and Policy LP22 of the Submitted Local Plan 2017 require proposals for new development to ensure that location, layout, scale, form and massing relate sympathetically to the surrounding area and each other.

7.3.2 The existing built form and the extant planning permission for 3No. dwellings on the north side of Houghtons Lane all comprise single-storey bungalows with modest footprints which relate sympathetically with each other. By contrast, the proposed dwellings would be of a larger scale, and a significantly taller two-storey height and design, which are not in keeping with the character and appearance of the area to the north side of Houghton's Lane.

7.3.3 By virtue of the height, scale and design of the proposed dwellings, which do not relate sympathetically to the character and appearance of the other dwellings and extant planning permissions for dwellings to the north of Houghtons Lane, it is considered that the proposed development would result in significant and

demonstrable adverse harm being created to the character and appearance of the area.

7.3.4 It is therefore considered that the proposed development would create significant and demonstrable harm to the character and appearance to the area, contrary to policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015, policies LP22 and LP28 of the Submitted Local Plan 2017 and Paragraphs 11, 79, 127 and 170 of the National Planning Policy Framework.

7.4 Residential Amenity

7.4.1 The application site is located immediately adjacent to the east boundary of a site where planning permission has recently been approved for 3 single-storey bungalows (approved under planning permission reference: 17/01247/FUL). The proposed development would be adequately distanced from existing neighbouring dwellings to prevent any significant residential amenity impacts on them. The proposed dwellings would be closer to the dwellings approved adjacent to the west, and south. However, due to separation distances, layout and physical relationships with the dwellings which could be constructed under the extant planning permissions on nearby sites, the proposed dwellings would not cause any significant detrimental impacts to the residential amenity of neighbouring properties. Bedroom 5 of the proposed dwellings would only have an outlook from a roof light, however this issue alone is not considered to be a significant reason to refuse the application on residential amenity grounds.

7.4.2 It is therefore considered that the proposed development could adequately protect the residential amenity of neighbouring properties, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and policy LP22 of the Submitted Local Plan 2017.

7.4.3 The sizes of the plots and amenity space for each proposed dwelling accords with the guidelines of the East Cambridgeshire Design Guide and is adequate to ensure that the future occupiers will enjoy high standards of amenity.

7.4.4 A letter of support includes personal benefits that the proposed development would provide. However, these are not a material planning consideration which the application can be assessed against.

7.5 Highway safety

7.5.1 The proposed development would create 2 new vehicular accesses off the north side of Houghtons Lane, also providing an extension to the existing public footpath on the north side of Houghtons Lane and road widening. Houghtons Lane is a 30mph speed limit road with minimal traffic.

7.5.2 The Highway Authority has objected to the application as they consider Houghtons Lane to be inadequate to serve the development proposed, by reason of its restricted width and lack of passing places and substandard construction. Furthermore, the Local Highway Authority states that Houghtons Lane is not wide enough for two vehicles to pass and the carriageway surface is in poor repair and any intensification would further determinate this surface potentially giving rise to a

cost the highways authority and future maintenance liability. However, the Local Highway Authority has stated that this objection could be overcome if the carriageway is widened to the dimensions shown on drawing TAB321-02 and the width of the carriageway is resurfaced to CCC standard and all of the conditions attached to previously approved 17/01247/FUL are attached to any planning permission.

- 7.5.3 The agent has confirmed by email that the proposal includes an extension to the public footpath and widening of the road to the front of the site, which will both be provided along with those works to be carried out as part of planning permission 17/01247/FUL. These works could be secured by Grampian condition should Members be minded to approve the application. The agent has also agreed to resurface the carriageway as per the Local Highway Authority's comments. The Local Highway Authority's objection will therefore be addressed through these measures and conditions attached to previously approved 17/01247/FUL are attached to any planning permission. These conditions relate to access drainage and installation of the new footway. These recommended highway conditions are considered reasonable and could be appended to any grant of planning permission should Members be minded to approve the application.
- 7.5.4 It is therefore considered that the proposed development would not create a detrimental impact in respect of highway safety, in accordance with Policy COM7 of the Local Plan 2015 and policy LP17 of the Submitted Local Plan 2017.
- 7.5.5 The proposed development would accommodate two vehicle parking spaces within each plot, in accordance with policy COM8 of the Local Plan 2015 and policy LP22 of the Submitted Local Plan 2017, and without creating tandem parking.
- 7.6 Ecology
- 7.6.1 The application site does not display characteristics which provide a significant ecological habitat. Conditions could be appended to any grant of planning permission requiring the provision of biodiversity enhancements, in addition to soft landscaping, which could provide ecology enhancements.
- 7.6.2 It is therefore considered that the proposal accords with policy ENV7 of the Local Plan 2015 and policy LP30 of the Submitted Local Plan 2017.
- 7.7 Archaeology
- 7.7.1 Cambridgeshire County Council Archaeology has recommended that a condition is appended to any grant of planning permission requiring a programme of archaeological work to be undertaken in accordance with a written scheme of investigation to be agreed by the LPA. Due to the site lying within an area of archaeological potential, this recommended condition is considered to be reasonable.
- 7.8 Flood Risk
- 7.8.1 The application site is located within Flood Zone 1 which is defined within Planning Practice Guidance as land with a low probability of flooding. In respect of flood risk,

Planning Practice Guidance makes it clear that development is appropriate within Flood Zone 1. In addition, Policy ENV8 of the East Cambridgeshire Local Plan 2015 states that new development should normally be located in Flood Risk Zone 1.

- 7.8.2 Concerns have been raised from neighbouring occupiers regarding flood risk and drainage issues. However, the proposed dwellings would be located within an appropriate flood zone for development and the Local Planning Authority does not hold any evidence which would suggest the proposed development would be unacceptable in respect of flood risk. The application form states that surface water would be disposed of via soakaways. No details of the proposed soakaways have been submitted with the application, however drainage measures (including foul drainage measures) could be secured by planning condition should Members be minded to approve the application.
- 7.8.3 It is therefore considered that the proposal would not create any detrimental impacts in respect of flooding, in accordance with policy ENV8 of the East Cambridgeshire Local Plan 2015 and policy LP25 of the Submitted Local Plan 2017.
- 7.9 Other matters
- 7.9.1 Due to the size of the development, affordable housing provision is not required individually or cumulatively.
- 7.10 Planning Balance
- 7.10.1 The benefits of the proposal are the provision of 2 additional dwellings to the district's housing stock, in addition to the associated economic benefits from the construction process and continuing contribution to the local economy by future occupiers.
- 7.10.2 However, on balance, it is considered that these benefits would be outweighed by the significant and demonstrable harm which would be created to the character and appearance of the surrounding area and rural landscape due to the height, scale and design of the proposed dwellings. In conclusion, this proposal is in conflict with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015, policies LP22 and LP28 of the Submitted Local Plan 2017 and Paragraphs 11, 79, 127 and 170 of the National Planning Policy Framework.
- 7.10.3 The application is therefore recommended for REFUSAL.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/00819/FUL	Richard Fitzjohn Room No. 011 The Grange Ely	Richard Fitzjohn Senior Planning Officer 01353 665555 richard.fitzjohn@ea stcambs.gov.uk
17/01247/FUL		
17/00222/FUL		
18/00824/FUL		
17/02020/FUL		
17/00223/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.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>