

**FENLAND DISTRICT COUNCIL**  
**DETAILS OF PLANNING APPLICATION**

Applicant	Mr. Overland Bull Bridge Croft Road, Upwell.	Ref:	F /0812/87/0 O / <del>F/A/L/B</del>												
Agent	Goldspink & Housden Design Services 113 Norfolk Street, Wisbech	Delegated													
Description	Residential Development 0.4 Ha	Dated	31.7.87												
		Rec'd	3.8.87												
Location	Land off Bull Bridge, Croft Road, Upwell	Parish	UPWELL												
Previous applications affecting site	F/0799/87/0	Grid ref:	<table border="1"> <tr> <td>E</td> <td>5</td> <td>4</td> <td>9</td> <td>8</td> <td>0</td> </tr> <tr> <td>N</td> <td>3</td> <td>0</td> <td>0</td> <td>5</td> <td>0</td> </tr> </table>	E	5	4	9	8	0	N	3	0	0	5	0
E	5	4	9	8	0										
N	3	0	0	5	0										
		Map ref.	TF 4900 (78)												
Other related files	None	Category C/D/L													
Committee:		Date:	17.12.87												
Decision: <del>Approved with conditions/Refused/Deferred</del>		Date of Notice:	17.12.87.												
D.O.E. action: Appeal lodged/Application referred		Date:													
Appeal decision: Part/Allowed with conditions/Dismissed		Date:													
D.O.E. direction:		Date:													
County Council directions:		Date:													

TOWN AND COUNTRY PLANNING ACT 1971

# REFUSAL OF PLANNING PERMISSION (OUTLINE)

Dated: 17th December 1987

Fenland Hall, County Road, March. PE15 8NQ  
(See notes overleaf regarding Appeal procedures)

  
Chief Planning Officer

TO Mr. Overland,  
Bull Bridge,  
Croft Road,  
Upwell,  
Wisbech,  
Cambs.

PER Goldspink and Housden Design Services,  
113 Norfolk Street,  
Wisbech,  
Cambs.

The Council hereby refuse permission for residential development - 0.4 ha. on land off Bull Bridge, Croft Road, Upwell in accordance with your Application dated 31st July 1987 for the following reasons:

1. The proposal is contrary to the provisions of the Approved County Structure Plan for Cambridgeshire in that policy P7/5 states "The construction of new dwellings in the open countryside will not be allowed except where they are essential to the efficient operation of local agriculture, horticulture or forestry".
2. The proposed development is contrary to the provisions of the Approved County Structure Plan for Cambridgeshire particularly in respect of policy P5/10. "In all other villages (covered by policy P5/8) with few essential services, housing development will normally be restricted to infilling."
3. The site of the proposed development is outside any area indicated as being suitable for residential purposes in the approved Village Plan for Upwell, and is outside the limits of development as shown on the Village Plan.
4. The proposal is likely to result in increased slowing, stopping and turning movements at a point where forward visibility is restricted, thereby creating conditions detrimental to the free flow and safe movement of other road users.
5. The applicant does not control sufficient road frontage to provide an estate road junction to current standards.
6. The applicant has failed to demonstrate that the site can be drained to a positive outfall.

(Reasons 4, 5 and 6 directed by the Local Highway Authority)