

PLANNING COMMITTEE DATE: 8 February 2023

APPLICATION NO: F/YR22/1319/F

SITE LOCATION: The Broad Street Project, Broad Street, March – Toilet/Shelter

UPDATE

Local Residents

1 supporting comment has been received in relation to:

- Currently used for anti-social behaviour
- Will aid in improving the view of the river/visual amenity
- Residents could utilise local businesses and their facilities

Relevant planning considerations have been addressed within the report to Committee.

Conditions

The pre-commencement conditions proposed have been reviewed and agreed in principle, however it has been advised there is likely to be a hard landscaping element to the scheme and as such the following revised condition is put forward:

No development shall take place until a scheme for the remediation and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

-Planting plans to all public areas, retained hedge and trees, species, numbers, size and density of planting;

-Placement, type and number of biodiversity enhancements

-Boundary treatments.

- Hard landscaping

Development shall be carried out in accordance with the submitted details and at the following times:

Any trees, shrubs or hedges forming part of the approved landscaping scheme that die, are removed or become diseased within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the developers, or their successors in title with an equivalent size, number and species to those being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

Reason: To protect and enhance visual amenity and the biodiversity value of the habitat around the site in accordance with Policy LP16, LP18 and LP19 of the

Fenland Local Plan 2014.

A pre-commencement condition is necessary in order to ensure no works are undertaken before a suitable scheme for remediation and landscaping of the site is agreed, in order to protect and enhance the character of the area.

Resolution: The recommendation is to grant the application as per Section 11 of Agenda item 5 on page 55, with delegated authority to the Head of Planning to finalise conditions.