

PLANNING COMMITTEE DATE: 8th March 2023

APPLICATION NO: F/YR22/1302/O

SITE LOCATION: Land West Of 27, Benwick Road, Doddington, Cambridgeshire

UPDATE

Email received from Agent dated 02.03.2023

An email was received from the agent in respect of the reasons for refusal of the scheme pertaining to matters of highway safety and concerns raised by Environmental Health.

Highway safety

The agent included a revised plan with amended access positions in response to the proposed highway safety reason for refusal. However, this changes the indicated access position submitted as part of the application and would require further consultation with the Highway Authority to assess whether this throws up any further highway safety issues and, indeed, whether it addresses their initial concerns.

Given the 'in-principle' issues forming part of the recommended refusal it is considered that this plan should not be considered as part of the determination of the application.

Environmental Health / Amenity Concerns

The agent also queried Environmental Health's 'change of tact' in objecting to this application as opposed to their previous position with respect to applications such as F/YR18/0512/O and F/YR14/0311/F.

Planning applications must be considered on a case by case basis on their planning merits, and in respect of this application alone, it was considered by the Environmental Health team that the proposed development was unacceptable as it would be unreasonable to burden an existing business with additional sensitive development and burden future occupiers from amenity issues owing to noise generation in the vicinity. Matters considered in respect of other applications are immaterial to the consideration of the current application.

Therefore, the stance is maintained that the scheme does not satisfy the requirements of policies LP15 and LP16 of the Fenland Local Plan and should be resisted owing to matters of highway safety and residential amenity; hence the reason for refusal on grounds of these matters should remain, in addition to those pertaining to the principle of development.

Recommendation: REFUSAL – The above update does not alter the original recommendation as set out on page 155 of the agenda.