

**PLANNING COMMITTEE DATE: 7<sup>th</sup> February 2024**

**APPLICATION NO: F/YR23/0981/O**

**SITE LOCATION: Land North Of 59, Stow Road, Wisbech, Cambridgeshire**

**UPDATE**

**Committee Report Amendment**

An error in respect of habitat designations within the BCP was inadvertently reported in the Committee Report at Paragraph 10.22. The paragraph should be read as follows:

10.22. Within the East Wisbech BCP, of which the site is part, the site itself does not have a specific habitat designation. However it is noted that it is adjacent to a “High Retention Value Habitat Area” which lies to the east of the site (Figure 8: Summary of ecological assessment); which, according to the corresponding BCP Preliminary Ecological Appraisal appendix denotes the adjacent Habitat Area as ‘Broadleaved Woodland’ (Figure 1: Habitat Survey Map).

**Representation Received**

An additional representation has been received from 57 Stow Road, objecting to the proposal on the basis that the access is unsuitable, and the current use of the access often results in damage to their fencing panels from vehicles trying to negotiate the blind bend. In addition, they are concerned that the proposal will have detrimental impacts to ecology.

**OFFICER COMMENT**

**Committee Report Amendment**

Given the lack of intervention on the site itself, and the period of time since the BCP ecological survey was undertaken (denoted as the 18-19/06/2017), it is likely the habitat value of the site may have increased or been naturally encompassed within the are of high retention value given its proximity.

Notwithstanding, the above alterations do not alter the remaining assessment in the Committee Report with respect to the ecological impact of the proposal and accordingly the reason for refusal in respect of Policy LP19 should remain.

**Representation**

The additional objection is noted. Matters of alleged property damage are a civil matter and do not form a material planning consideration regarding the use of the access. Notwithstanding, the constrained width of the access, blind bend and limited visibility, along with potential ecology impacts are material considerations that form reasons for refusal in respect of highway safety (Policy LP15) and impacts to biodiversity (Policy LP19).

**Recommendation: REFUSAL – The above update does not alter the original recommendation as set out on page 119 of the agenda.**