

Agenda Number 11

PLANNING COMMITTEE DATE: 5th March 2025

APPLICATION NO: F/YR24/0662/F

SITE LOCATION: Site of Former Gas Distribution Centre, Gas Road, March, Cambridgeshire

UPDATE - Agent comments received since preparation of Committee Report.

Agent comments in support of the application were received on Friday the 28th of February following the publication of the committee report. The points raised are:

- Concerns regarding the development had not been mentioned earlier in the application process.
- The proposal site is constrained by the presence of high and medium pressure gas mains running through it.
- The development appears cramped, but this was the best that could be achieved.
- The site utilises brownfield land and makes a good contribution to local housing stock.
- Whilst some parking spaces are located within a parking court, this is acceptable in high rise developments. They agree that the two disabled parking spaces are poorly sited.
- They do not believe the issue of the lack of natural surveillance constitutes substantial harm. Surveillance could be improved through the use of security cameras.

The constraints of the site and the benefits of this being developed are recognised, but as set out within the main report these are not considered to justify approving the flawed layout proposed.

Other points raised are not considered material or appropriate.

Recommendation: Refusal - The above update does not alter the original recommendation as the concerns raised are considered in the Committee Report.