

**REFERENCE NO:** F/YR25/0784/F

**SITE ADDRESS:** Land At School Grounds Farm, School Grounds, March, Cambridgeshire

**PROPOSAL:** Erect 1 x dwelling and 1 x agricultural building and the retention of existing agricultural building

**UPDATE**

- 1.1. Officers wish to provide clarification on paragraph 9.1 on the published Committee report due to an error in wording. The paragraph should read as follows:

“The application is a re-submission of that which was previously refused under F/YR24/0999/F. The built form proposed as part of the development is identical to that which was previously **REFUSED**. However, an additional agricultural appraisal has been submitted in support of the application to try and establish the principle of development for a rural worker dwelling.”

- 1.2. Further, Officers wish to also provide some additional commentary in relation to the comments of the Highway Authority and highway safety merits of the scheme due to objections made by nearby residents in respect of the impact of the scheme on traffic movements and highway safety.

The Highway Authority would be unable to recommend refusal on an application on the grounds of intensification of use and highway safety where the proposal would result in additional traffic movements associated with the lawful agricultural use of the site. However, it would be reasonable to recommend refusal a scheme on these grounds if it would result in a material increase in traffic movements with an alternative use, i.e. commercial, where the proposed use would result in a conflict in traffic movements and subsequent adverse impact on highway safety in the locality.

Subsequently, in the absence of an objection from the Highway Authority, it would be unreasonable for the LPA to refuse the application on highway safety grounds in this instance.

- 1.3. Notwithstanding this, the Officer recommendation remains one of refusal for the reasons set out in the published committee report.

**Recommendation:** Refusal