

PLANNING COMMITTEE DATE: 14th August 2019

APPLICATION NO: F/YR19/0186/O

SITE LOCATION: 158 Stonald Road, Whittlesey

UPDATE

1. Reason for committee should read: Number of letters of objection contrary to the officer recommendation.
2. Whittlesey Town Council comments: No objection. Wish to ensure the road only services this development onto Stonald Road
3. The illustrative master site plan should be revision E – as shown on the presentation slides.
4. The applicant has confirmed that the road is to remain private. They have also stated that the site is garden land, not a paddock, and is just currently used as occasional pony storage.
5. Condition 8 should read: The Reserved Matters submission in accordance with Condition 1 above shall include a surface water drainage scheme for the site, based on sustainable drainage principles.

The scheme shall be based upon the principles within the agreed Drainage Strategy/ Flood Risk Assessment prepared by RWS Limited/ Parsons Engineering (ref: DR01C-J5135/ 18079-FRA-01) and Flood Risk Assessment (dated 17th June 2019/ 9th May 2019) and shall also include:

- Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
 - Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
 - Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - Full details of the proposed attenuation and flow control measures;
 - Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - Full details of the maintenance/adoption of the surface water drainage system;
 - Measures taken to prevent pollution of the receiving groundwater and/or surface water
 - The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF and PPG
- Reason - To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site

resulting from the proposed development

6. Condition 15 should read: The Reserved Matters submission in accordance with Condition 1 above shall include a refuse collection strategy. The approved refuse collection strategy shall be implemented in accordance with the agreed details in full and thereafter be retained in perpetuity unless otherwise agreed in writing.

Reason: To ensure a satisfactory form of refuse collection and compliance with Policy LP16 of the Fenland Local Plan, adopted May 2014.

7. Additional Condition: The Reserved Matters submission in accordance with Condition 1 above shall include details of the existing and proposed ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels, and cross sections, of the development.

Reason: To ensure that the precise height of the development can be considered in relation to adjoining dwellings to protect and safeguard the amenities of the adjoining occupiers in accordance with Policies LP2 and LP16 of the Fenland Local Plan 2014.