

PLANNING COMMITTEE DATE: 11th September 2019

APPLICATION NO: F/YR19/0501/F

SITE LOCATION: Nelson House, 22 Norwood Road, March

UPDATE

Landscaping

A landscaping scheme has been submitted by the applicant's agent showing limited areas of planting immediately adjacent to the building. It is not considered that this scheme is adequate in that it provides no planting to the eastern side boundary or frontage of the site which would provide separation to adjoining land uses and would also help to soften the visual impact of the development.

Consequently Condition 5 as outlined in the recommendation of the officer report is therefore still relevant.

Drainage

Despite the application not being for a major development the County Council as Lead Local Flood Authority have commented on the application given a history of flooding on nearby Gold Street.

No objections are raised regarding the principle of development however a condition is requested in respect of the details of surface water disposal:

Prior to the commencement of any development above slab level, a scheme for the provision and implementation of surface water drainage shall be submitted and agreed in writing with the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the relevant parts of the development are first brought into use and thereafter retained in perpetuity.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with the National Planning Policy Framework and Policy LP14 of the Fenland Local Plan 2014.

RECOMMENDATION: To grant planning permission as set out on pages 79-81 of the agenda plus the additional condition outlined above