

PLANNING COMMITTEE DATE: 6th November 2019

APPLICATION NO: F/YR15/0699/O

SITE LOCATION: Dennicks Yard, Back Road, Gorefield

UPDATE

Given that the application has been dormant for some time, awaiting bio-diversity studies and the resolution of the drainage matters, a full re-consultation has been undertaken in respect of the application which has generated the following consultation responses:

LLFA: Note additional information but consider that in accordance with *'information provided by Susdrain continues to say 'Geocellular storage used on its own is unlikely to be regarded as a SuDS scheme, as it should incorporate source control'. As the present submission has not incorporated any source control (despite there appearing to be significant areas of open space and large gardens within the development our objection point remains.'* It is further noted that the LLFA *'require demonstration that a pumped solution is the only viable option. Based on the letter from BHA Consulting [they] accept that pumping may be required and [they] accept that the pumping station will be subject to technical vetting by Anglian Water (if they adopt the system). [The LLFA] will however require that any modelling is also sent to [them] but feel this could be undertaken as part of detailed design (i.e. discharge of condition stage). Based on the above, [the LLFA] are able to remove the second part of our objection; however point 1 remains'*.

Environment Agency: Have reviewed the amendments provided and have no further comment to make.

North Level IDB: Have no comment to make with regard to this application

Anglian Water Services: Have confirmed that the sewage system has capacity, although development is within the vicinity of a vacuum sewage system - noting that direct connection to the public foul sewer is likely to have a detrimental effect on the existing network and further assessment will be required to define a feasible foul water drainage strategy for the site; AWS request condition in this regard. Also note that surface water disposal should adhere to a SUDs approach with connection to sewer being the last option; the LPA should seek advice from LLFA or the IDB in this regard. (Additional condition detailed as part of this update as per AWS request)

CCC Highways: Confirm original comments still stand

FDC Environmental Protection: Reiterates that the applicant has yet to provide information that demonstrates the absence of pollution linkages showing the site is suitable for its intended use, the full suite of contaminated land conditions remain relevant and should be included in any approval granted. (Condition 13 of report addresses this aspect).

Designing Out Crime Officer: No further comments to make in regards to community safety and vulnerability to crime.

Cambridgeshire Fire and Rescue: Adequate provision should be made for fire hydrants and these should be secured by S106 or planning condition, as per earlier comments. Condition 16 of report addresses this aspect).

FDC Refuse: In broad principal have no objection to this development, makes observations regarding waste collection and requirements on site. (Condition 6 of report addresses this aspect).

Local residents/Interested Parties: A further two emails have been received from previous contributors reiterating their earlier one of these contributors has slightly amended their earlier position in that whilst they have no objection to the development of 14-houses they are concerned regarding damage, disruption, pollution and asbestos and how their property would be kept secure (and the structure safeguarded) during the construction activity. They have also queried how the demolition will be undertaken without accessing their property; do not consider that this has been considered.

The second communication maintains their earlier position reiterating concern regarding the pressure on roads of additional traffic whilst also raising the issue of drainage and water pressure.

General Updates/Clarification:

- Para 9.20, Restricting development in flood zone 3 areas has been deleted and the condition not appended; such matters will be addressed at reserved matters stage.
- During the Member site inspection it was queried whether the Willow tree to the site frontage could/should be retained. Members are advised that the submitted tree report which accompanies this submission identifies that this tree is in *'poor condition. It is relatively old, and has large areas of decay near its base. As it overhangs a public road it cannot be retained in its current form for any length of time, and in a reduced form it would continue to decay at crucial points'*.

Mindful of the above it would not be reasonable to require the retention of this tree, and similarly it would not be appropriate to protect the tree as its condition and form would not warrant this.

- The drainage matters appear capable of resolution and as such the LLFA have been approached to ascertain whether the requirement for source control could be secured as part of a detailed drainage strategy condition which is explicit in this regard; their response is imminently expected and will be reported to the committee verbally.

Recommendation: Grant subject to (ii), (iii) and (iv) plus additional conditions as follows:

(a) Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

AGENDA ITEM NO. 5

Reason - To prevent environmental and amenity problems arising from flooding and secure compliance with Policy LP14 of the Fenland Local Plan (2014).

(b) The primary access to serve the development shall be from Back Road, Gorefield.

Reason - To define the scope of the consent and for the avoidance of doubt

(c) Drainage conditions as required by LLFA