

PLANNING APPEAL DECISIONS

The Council has received the following appeal decisions in the last month. All decisions can be viewed in full at <https://www.fenland.gov.uk/publicaccess/> using the relevant reference number quoted.

Planning Application Reference: F/YR18/1038/F (appeal ref: APP/D0515/W/19/3228109)					
Site/Proposal: 8 static caravans and associated works for gypsy/ travellers at Crazy Acres, Chase Road, Benwick.					
Officer Recommendation:	Refuse	Decision Level:	Delegated	Appeal Decision:	Dismissed
Main Issues:					
<ul style="list-style-type: none"> • Character & appearance • Sustainability of location • Flood risk • Highway safety • Other considerations 					
Summary of Decision:					
<p>Character and appearance Inspector concluded that due to the flat expansive nature of the area, the structures and vehicles associated with the development would be a notable intrusion into the landscape that would detract unacceptably from its open, rural character which would be far more harmful than the 2 touring caravans permitted. contrary to LP5 and LP16.</p> <p>Sustainability of location Inspector noted that Benwick contains a shop, a primary school, a public house, places of worship and a bus service to March and Whittlesey but which are located 2.5Km from the site. Concluded that whilst the families intention to link trips may mitigate the harm to some degree, the limited services available in Benwick, plus the fact that walking or cycling are unlikely to be attractive, mean the development will nonetheless result in undue reliance on private motorised transport, in conflict with Local Plan Policies LP2 and LP15 that promote the use of non-car modes.</p> <p>Flood risk The site is in Flood Zone 3, with a high probability of fluvial flooding. Inspector concluded that the Sequential test for flood risk hadn't been met with a high probably that alternative sites in lower flood risk areas would be available to accommodate the development. Furthermore the wider community sustainability benefits of their development as part of the exception test had not been demonstrated.</p> <p>Highway safety Inspector concluded that the access where it meets Whittlesey Road would offer sufficient visibility so as not to have an adverse effect on highway safety, and so in this regard would not conflict with Local Plan Policies LP5D(d) and LP15C that require safe access.</p> <p>Other considerations The inspector considered the need for the development and the specific circumstances of the applicant and their wider family but considered that these matters did not outweigh the identified harm.</p>					