

**PLANNING COMMITTEE DATE: 18/8/2021**

**APPLICATION NO: F/YR20/1123/F**

**SITE LOCATION: Woadmans Arms, 343 High Road, Newton-In-The-Isle,  
Wisbech PE13 5HS**

#### **UPDATE**

The application reference number in relation to Item 10 on page 2 of the Agenda front sheet and report pack should read F/YR20/1123/F.

#### **Local Residents/Interested Parties**

Three further representations have been received following the previous consideration of the application by the Planning Committee on the 28<sup>th</sup> July 2021. Two of these representations have been received from previous respondents on the application, with the third on behalf of a resident of Westfield Road.

The following matters have been identified from those responses

- Visibility to the north is only 18m, and 19m to the south.
- Concern that the right of access could be revived.
- Loss of privacy to the dwellings on the east of High Road.
- Impact of parking for workers in relation to the proposals.
- Lack of parking for visitors once development complete.

#### **Assessment**

The response alleging visibility distances of 18 and 19 metres in relation to the development provided no evidence supporting those measurements. The plans and visibility splays provided by the applicant have been fully assessed by the Highways Authority who have raised no concern that the indicated splays cannot be achieved. As noted in the main report, the visibility splays shown are located within the adopted highway and are sized accordingly to the results of the speed survey carried out on the site.

With regard to the access shown on the plans in relation to a covenant, the situation has not changed and paragraph 10.34 of the original report remains relevant in this regard.

The amenity relationship between the proposed dwellings and the properties on the east of High Road is typical of dwellings positioned on the opposite side of a road to each other, and is not sufficient to justify refusal of the application on the basis of a loss of privacy.

Finally, in respect of the parking provision at the site, the standards set out in Appendix A of the Fenland Local Plan are met by the proposed development. There is therefore no justification for refusal of the application on the basis of inadequate parking provision.

#### **Recommendation:**

The recommendation remains to grant permission as per the main report