
APPLICATION NO: F/YR21/1197/F

SITE LOCATION: Cornfields, Euximoor Drove, Christchurch, Wisbech

UPDATE

Local Residents/Interested Parties

One further comment has been received re-iterating support for the proposal, that the application is not a commercial builder but for a local family, a family home would be a vast improvement to the current mobile home and to the character of the area.

Revised Plans

Since the publication of the Committee report the applicant's agent has submitted revised existing and proposed site plans which detail the visibility to the access and indicate that it is now proposed to have a 0.6m high hedge to the front of the site rather than a 1m high hedge. It is acknowledged that the lowered hedge would improve visibility to the north and that the northern splay may be acceptable (though the full splay is not shown to evidence this). The revised plans have been verbally discussed with the LHA and it is considered that whilst there may be a marginal improvement in the visibility splay to the south (which is debatable as the splay should be from the mid-point of the access which does not appear to be the case), the southern visibility splay is substandard, a new, relocated access is being created and as such there is an opportunity to improve the situation and provide a well-designed, safe access and this has not been achieved. In light of this reason for refusal 3 is amended as follows:

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| 3 | It has been demonstrated that the new, relocated access to the site is substandard, by virtue of an inadequate southern visibility splay. The development is therefore considered to be contrary to Policy LP2 and LP15 of the Fenland Local Plan 2014 which seek to ensure that well designed and safe access is provided. |
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Resolution: No change to the recommendation which is to refuse the application as per Section 12 of Agenda item 8 on page 95-96, with reason for refusal 3 revised as above.