

PLANNING COMMITTEE DATE: 9 December 2015

APPLICATION NO: F/YR15/0723/O

SITE LOCATION: 48 Station Road, Manea

UPDATE

The agent has submitted a report which includes details of a Flood Risk Sequential Test and Exception Test and an associated Unilateral Undertaking which could secure a financial contribution of £8,000 towards the proposed new Sports Pavilion at the Memorial Playing Fields at Park Road, Manea.

The report refers to relevant planning guidance and policy. The study area covers a distance of approximately 617 metres taken from a central point in the village and 9 sites have been identified and assessed as being in Flood Zone 1. For various reasons all of these sites have been deemed unsuitable and/or unavailable for the proposed development and consequently the applicant considers that the site successfully completes the sequential test.

Officers have carefully assessed the report and have concluded that there is an abundance of other developable land within Flood Zone 1 in the village which has not been assessed in the agent's report. Therefore the sequential test has not been met and as such the exception test is not applicable in this instance.

The Parish Council was consulted on this new information, however have confirmed that they are unable to comment, as the next meeting does not take place until 14 December.

The agent has also mentioned 2 developments of single dwelling units which are located behind frontage properties in close proximity to the site as a comparison to the current application. Officers consider that these sites have different characteristics to the application site. The application site is larger and significantly more prominent than the 2 sites referred to.

In conclusion Officers remain of the opinion that this application cannot be supported for the reasons listed on pages 54-55 of the Agenda.

There is an amendment to reason for refusal No.4 to include that which has been underlined:

Policy LP3 provides that the majority of housing growth will be in and around the market towns and allows for development at a considerably more limited scale at growth villages. Policy LP12 Part A provides that if proposals within or on the edge of a growth village, in combination with other development built since April 2011 and committed to be built, increase the number of dwellings in the village by 15% then the proposal should have demonstrable evidence of clear local community support for the scheme and if, despite a thorough pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the relevant Parish Council.

The proposal, in combination with the number of built and consented dwellings within the village of Manea since April 2011 would exceed the 15% threshold set out in Policy LP12 Part A of the Fenland Local Plan 2014 and there is insufficient evidence to demonstrate that a thorough and proportionate pre-application community consultation exercise has been carried out. Consequently there is no demonstrable evidence of clear local community support for the scheme. Accordingly the proposed development is contrary to Policy LP3 and Policy LP12 Part A of the Fenland Local Plan 2014.

Resolution: Refusal as set out on pages 54-55 of the Agenda with the exception of reason for refusal No.4 as amended above.