

**PLANNING COMMITTEE DATE: 27<sup>th</sup> April 2016**

**Agenda No: 7**

**APPLICATION NO: F/YR16/0130/F**

**SITE LOCATION: Land South East of The Chase, Gull Road, Guyhirn.**

### **UPDATES**

A further letter of support has been received from The Oliver Twist at Guyhirn with the following comments:

- The Oliver Twist is the only village amenity left and the growth of the village is vital to support the business;
- 4 new homes will bring families to the area and will support the primary school and local businesses.

The Agent has received clarification from the Environment Agency that the finished floor levels for the development will need to be set no lower than 300mm above the 1 in 100 flood level to protect the development from flooding.

The plan shown on the Agenda has been superseded by Revision B which shows a landscaped buffer zone to the rear of the existing bungalows and also confirms the existing driveway is tarmac and gravel will only be used on the private driveways for each property. The revised plan is attached to this update.

Correspondence in support of the application has been received from Councillor Mrs Bligh which will be circulated to Members.

**Resolution: Refuse as per Section 10 of Agenda item 7.**



## Agenda Item No. 7

I am here today to support the application for 1 x 5 Bedroom House and 3 x 4 Bedroom Houses with garages at The Chase, Guyhirn.

The very reason that this application is in front of you today is purely down to the amount of support it has received.

I do acknowledge the varied points made by the objectors to this application to address a few:

- For over looking, I believe the distance between the existing houses and the new builds to be substantial enough not create a problem – 45.6m at it's closest point in fact.
- The loss of view could occur at any time, if Mr & Mrs Channing so chose to grow conifers up on their land.
- With regard to traffic noise I find that to be a moot point when they already live on a main road subject to many HGV's.

The village of Guyhirn has the benefit of being situated just off the A47 and as such, it appeals to commuters for Peterborough and via the train there, London, and also for the same reasons it has close proximity to March and the Station there.

As we see house prices rise in the commuter belt to London, we see the trend of house buyers finding their house purchase further afield but with easy access to their place of work.

Guyhirn is a one sided village, by that I mean, due to the river Nene it only has one side to the High Road through. This causes a severe lack of availability for the village to grow.

## Agenda Item No. 7



**Main Road - Guyhirn**

**This has led to a few back land developments to occur in the village, which is completely understandable due to the lack of room.**

**It has been noted by many of the supporters that there is a notable lack of building plots in the village, and a big desire to build.**

**Back land development is the main reason the planners have recommended you refuse this application.**

**These developments that are currently in Guyhirn, sit nicely just off the High Roads through, without causing problems.**

**Agenda Item No. 7**



**Nene Close - Guyhirn**



**Homelands - Guyhirn**

**Agenda Item No. 7**



**Woodland Gardens - Guyhirn**



**Glebe Gardens - Guyhirn**

**Agenda Item No. 7**



**Hillcrest Drive - Guyhirn**



**Spencer Drove - Guyhirn**

## Agenda Item No. 7

I now would like to draw your attention to the amount of support this application has, including the well used farm shop and the local Public House & Lodges "The Oliver Twist" they understand that the village needs to be allowed to grow, and these proposed houses would allow that to happen.

The village really needs a local shop, and if the village is allowed to expand this could be provided.

Highways, The Environment Agency or the Environmental Health Team have raised no objections, and I have been assured by Mr & Mrs Channing that every advisory note that has been identified will be adhered to.

Yes Guyhirn is over threshold, but I have always known this to be advisory and NOT set in stone, and each application is looked at on it's own merits. In fact the community consultation carried out prior to the submission of the planning application shows well in excess of 60% support for the application from residents on Gull Road.

You could also argue that the development provides an infill between Sunflower & The Chase.



Mr Swann has/will be outlined/outlining the technical information for this planning application.

That concludes my statement providing support to this application.