

APPLICATION NO: F/YR16/0792/F

SITE LOCATION: The College Of West Anglia, Elm High Road, Wisbech.

UPDATE:

- 1 The application has been referred to Committee due to the receipt of more than 6 letters of objections contrary to officer recommendation.
- 2 Paragraph 9.1 It should be noted that Committee resolved to approve a subsequent application (F/YR/08/0584/O) subject to a S106 agreement.
- 3 Paragraph 3.5 should read:
 - 6 X one bedroom flats.
 - 6 X two bed room flats.
 - 52 X two bedroom bungalows and houses.
 - 73 X three bedroom houses.
 - There are no longer any five bedroom dwellings.
- 4 Paragraph 10.11 (Sub paragraphs 4(a) & (b) of the Officer Report refers to Drawing Ref COWA-BWB-HML-XX-DR-D-100 REV P1 but should refer instead to Drawing Ref COWA-BWB-GEN-01-DR-TR-101 S1 Rev P3.
- 5 Paragraph 10.31 -The proposal does not provide 25% of the dwelling as affordable housing as required by Policy LP5 (Meeting Housing Need). However, a viability assessment has been accepted and £75,320 will be contributed towards off-site affordable housing. Consequently the development could be said to accord with Policy LP5.
- 6 Paragraph 11.4 – In circumstances where the Local Plan allows for viability to be taken into account a reduced contribution package cannot be considered to result in harm.
- 7 Paragraph 12 – The following highway conditions are added to the recommendation.
 - 1.) Notwithstanding the submitted plans development above slab level shall not commence until details of the turning head geometry, layout and construction shall be submitted and approved by the Local Planning Authority. Prior to first occupation the turning heads shall then be constructed in strict accordance with the approved plans.

Reason: to provide adequate turning facilities in the interests of highway safety to accord with Policy LP15 of the Fenland Local Plan (2014).
 - 2.) Prior to the first occupation of any dwelling the parking area(s) shown on the approved plan(s) for that dwelling shall be laid out and thereafter retained

for that specific use.

Reason - To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety to accord with Policy LP15 of the Fenland Local Plan (2014).

3.) Prior to first occupation of the development hereby approved, visibility splays shall be provided as shown on the approved plans (COWA-BWB-01-DR-TR-101 and 4905/SK06A) and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason - In the interests of highway safety to accord with Policy LP15 of the Fenland Local Plan (2014).

4.) Prior to first occupation, Ramnoth Road shall be realigned to form a new zebra crossing and new signalised junction with Elm High Road, laid out in accordance with submitted plan COWA-BWB-GEN-01-DR-TR-101 revision P3 and constructed in accordance detailed engineering plans to be submitted and approved in writing by the Local Planning Authority unless otherwise agreed in writing. Submitted details shall include full geometry and alignment details for new footway infrastructure linking the zebra crossing and signalised junction with the existing footway network along Ramnoth Road and Elm High Road.

Reason - In the interests of satisfactory pedestrian and vehicular access to accord with Policy LP15 of the Fenland Local Plan (2014).

5.) Notwithstanding the submitted plans and prior to first occupation, the site access on Ramnoth Road shall be laid out with 8m kerb radii and constructed in accordance detailed engineering plans to be submitted and approved in writing by the Local Planning Authority;

Reason - In the interests of satisfactory vehicular access to accord with Policy LP15 of the Fenland Local Plan (2014).

WISBECH ACCESS STUDY (WAS)

The Wisbech Access Study (WAS) proposes comprehensive improvements to the junction of Weasenham Lane/Elm High Road/Ramnoth Road in the form of a roundabout. This application proposes a new access off Ramnoth Road, and alterations to the signalised junction at Weasenham Lane/Elm High Road/Ramnoth Road.

It is understood that the WAS improvements could be implemented by 1 January 2020. In order to avoid abortive work, duplication and unnecessary expense which could be utilised towards S106 requirements it is proposed that the legal agreement includes the following requirement:

1. No development (off site or on-site above slab level) shall take place

before 1 January 2020.

2. No dwellings to be occupied until the implementation of the WAS or application scheme.

3. If the application road improvements are not required these funds will be put towards S106 purposes instead.

Recommendation: Grant as per page 27 of the agenda