

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE

9th October 2018

Agenda item 4

Application Ref. 18/00371/FUL

Former Bennett Arms, London Road, Chesterton

Since the publication of the main agenda report confirmation has been received from the District Valuer (DVS) that the scheme cannot support any level of financial contributions even if the triggers for payment were delayed.

The advice of the **Lead Local Flood Authority (LLFA)** on the further information provided by the applicant has also been received and they again recommend that given that the Surface Water Flood Map shows potential flooding on the site, the planning application should not be granted until further flood risk investigations and potential mitigation have been identified. They say that these could be fundamental to the design and layout of the proposed development. They also advise that further information to demonstrate that an acceptable Sustainable Drainage Strategy can be achieved is also requested.

A further two letters of representation have been received, one of which includes comments from residents of two neighbouring properties on Leech Avenue. The representations raise similar concerns to the objections already received that are set out in the main agenda report and focus on the detrimental impact that the development would have upon residential amenities, including loss of privacy and overbearing impact, increased traffic, inadequate parking and flooding.

Officer Response

Given the further advice from the District Valuer confirming that no contribution at all can be supported by the scheme, and the discussion in paragraph 6.6 of the Key Issues section of the report about the desirability of showing flexibility with respect to financial contributions in this case, the first proviso in the recommendation is withdrawn.

The further letters of representation raise no additional issues that have not already been referred to within the main agenda report and the impact of the development on neighbouring residential amenity levels can be mitigated by boundary treatments and landscaping where necessary.

Given the comments of the LLFA on the submitted Flood Risk Assessment (FRA) it is clear that there is currently insufficient analysis of the flood risk and suitable mitigation measures cannot be determined to manage risks. Furthermore, the submitted documents do not demonstrate an acceptable Sustainable Drainage Strategy.

The planning application could be refused on these grounds given the guidance in the Framework if this is the wish of the Committee. Whilst the applicant has been given sufficient opportunity to address flood risk matters your Officer recommends in

Published 5 October, 2018

this case that the application is deferred to give a further limited opportunity for the applicant to submit a revised FRA and Sustainable Drainage Strategy to address the deficiencies that the LLFA have identified. The site has been undeveloped for a number of years and a refusal now (because of the flood risk and sustainable drainage concerns) would inevitably result in the site not being developed in the near future, given that any new application could not be determined until the associated publicity had been provided. To reflect the importance of promoting where appropriate the delivery of new housing a 4 week deferral is recommended to give the applicant's one last opportunity.

Amended Recommendation

That a decision on the application be deferred but only until the 6th November, to allow a further opportunity for additional information to be provided, consulted upon and taken into account by the LPA in its decision