

Planning Committee Update – 26th April 2023

Agenda Item	Application Reference	Additional Info Received/Updates to Committee
4	22/00638/FUM	<p>Parish Council Comments Haddenham Parish Council Comments, received Friday 21st April 2023, as follows:</p> <p><i>“Dear Holly</i></p> <p><i>We understand the above application is to be considered by the Planning Committee next week.</i></p> <p><i>The council further considered this application at a Full Council meeting on 12th April. It was noted that since the Parish Council’s original comments, the Local Highway Authority has confirmed that the proposed access arrangements are suitable. Approval of this application will provide further employment opportunities within the parish, making use of existing buildings, with no detrimental effect on any neighbouring properties. The highways arrangements are considered suitable, and the Haddenham Neighbourhood Plan supports new employment proposals on the edge of the village subject to mitigation of landscape, heritage, residential amenity and infrastructure impacts. The council believe these to have been fully met and is therefore in support of the application’s approval.”</i></p> <p>The above comments are noted by Officers, but it is considered the above has already been addressed within the Committee Report at Paragraphs 7.13 and 8.4.</p> <p>Haddenham Level Drainage Commissioners The Haddenham Level Drainage Commissioners also provided the following comments on the application on the 24th April 2023:</p>

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		<p>The comments of the LLFA on this application have very recently been brought to my notice, particularly the comment that “<i>this application is within the Haddenham Level Drainage Commissioners District, and they should be consulted for comments</i>”, which to date we have not been.</p> <p>However on behalf of Haddenham IDB, we have no objections to the change of use. From the plans shown the area of impermeable surface does not change, the roof and surrounding concreted yard remain.</p> <p>All the water from these areas discharge in to an existing well maintained adjacent dyke, on land owned by A G Wright & Son (Farms) Ltd. The water has to travel a long distance before entering a Board Drain, the flow, of which, will not affect any other property or land owner.</p> <p>I would like to apologise for my late response to this application, because the notification from your office was sent to the Ely Group of Drainage Boards, who are not responsible for the Haddenham Level Commissioners District. I have repeatedly asked for these to be sent to our office, which is the Middle Level Office, 85 Whittlesey Road, March, PE15 0AH.</p> <p>It is considered matters of drainage have been appropriately addressed within the Committee Report, and whilst the IDB do not object, there remains an outstanding objection from the Lead Local Flood Authority.</p> <p>It is to be noted that the Middle Level Commissioners Middle Level Drain were consulted on the 26 January 2023.</p>
6	22/00057/RMM	<ol style="list-style-type: none"> 1. A further letter of representation from resident at 36 Garden Close has been received, reiterating previous concerns. No additional material planning considerations introduced further to the officer report.

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		<p>2. Letter from Buxtons Solicitors received 21 April on behalf of residents of 10 Oates Lane, as an update to exempt material under Appendix 5 – which in summary;</p> <p><u>i). The overbearing impact of acoustic fences to the South and East of the boundary</u> <i>Officer comment: This element has been considered as set out at section 7.7.6 to 7.7.7 of the officer report</i></p> <p><u>ii). The risk of Anti-Social Behaviour (ASB) associated with the area to the East of the Boundary</u> <i>Officer Comment: This element has been considered as set out at section 7.7.6 of the officer report. Notwithstanding, the Police’s designing out crime team has confirmed that they are satisfied with the boundary treatments and have raised no concerns over the risk of ASB, subject to a suitable management scheme to ensure its integrity in the longer term. This is recommended to be secured via conditions as set out at Appendix 1 – conditions 8, 9 and 10.</i></p> <p><u>iii). The risk of ASB and vehicle noise in the open space to the South of the boundary</u> <i>Officer comment: This area is proposed to be landscaped and not allocated as a formal area of parking. Whilst it is not impossible that it may be used for parking in the future, it is unlikely that this area would be heavily trafficked given it only serves a small number of dwellings and therefore would be unlikely to result in any significant risk of ASB. Again, the Police’s Designing Out Crime team has not raised any concerns in this regard.</i></p> <p>3. Letter from Mrs Wood (10 Oates Lane) received 24 April as an update to exempt material under Appendix 5. <i>Officer comment: This element (overbearing effect from the acoustic fence) has been considered as set out at section 7.7.7 of the officer report.</i></p> <p>4. Proposed revisions to recommended conditions (in bold) with explanation as follows;</p> <p><u>Condition 10.</u> Prior to the occupation of the development, an inspection and maintenance scheme, including details of signage pursuant to the acoustic and stock proof fence as detailed under conditions 8 and 9 above shall be submitted to and approved in writing by the Local Planning Authority. The future management of the fences shall thereafter be carried out in strict accordance with the agreed scheme.</p>
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