

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 2nd November 2005
AUTHOR/S: Director of Development Services

S/1499/05/F – Great Abington
Agricultural Dwelling at Meadowbrook Farm, Cambridge Road for C M Baker

Recommendation: Approval
Date for determination: 27th September 2005

Update

1. In response to the Environment Agency's latest comments, Members resolved to defer consideration of this application at the 5th October meeting of this Committee.
2. The Environment Agency's latest comments, which were reported verbally, were in response to the Parish Council's 30th August comments on the application. In its comments, the Environment Agency stated that:
 - a. More information of flood risk would be required from the Parish Council, including any photographic evidence, before it could comment further;
 - b. The Flood Risk Assessment, and its reply, was based upon the best available information; and
 - c. If the Parish Council believes that it has better information which it can verify, the application should be deferred until such time as our respective authorities, and the applicant (and his consultant) have had the opportunity to assess and if necessary reappraise the issue of flood risk at the site.
3. The Parish Council has been given the opportunity, by letter dated 5th October, to provide any evidence it can in support of its comments. None had been received at the time this report was compiled but any information received will be forwarded to the Environment Agency and its response sought prior to the 2nd November meeting.
4. Councillor Orme has visited the site with three members of the Parish Council. He says: "Nothing I saw on site causes me to change my view that there is a satisfactory margin between the Environment Agency's Flood Event Water level at 30.85 AoD and the finished floor level of 31.15m AoD".

Recommendation

5. Subject to the Environment Agency continuing to raise no objections to the application, approval subject to the conditions and reasons set out in the report to the 5th October meeting.

Background Papers: the following background papers were used in the preparation of this report:

South Cambridgeshire Local Plan 2004
Cambridgeshire and Peterborough Structure Plan 2003

Planning Policy Statement 7 'Sustainable Development in Rural Areas' 2004

Planning file Refs: S/1499/05/F, S/2029/04/F, S/2103/03/F, S/0040/02/F, S/1527/01/F and S/1760/97/F.

Contact Officer: Andrew Moffat – Area Planning Officer
Telephone: (01954) 713169