

Report of Alan Storah to Radwinter Parish Council

24th February 2020

1. Local Plan

The Council will meet in the near future to determine what action to take following receipt of the Inspectors' letter.

2. Planning applications

1. UTT/19/2972/OP Outline planning application, with all matters reserved except access, for the erection of 3 residential dwellings on land at Plough Ridge, Walden Road has been refused permission under delegated powers (i.e. by the officers without the matter being considered by the Planning Committee). Permission was refused for the following reasons:
 - 1 The proposed development in the form of three dwellings will result in the introduction of significant built form to the site and as such will result in a significant harm to the open characteristics of the rural countryside setting. The proposal will result in the rural site becoming domesticated and urbanised in character and form and as such would result in a harmful impact to the countryside location and would not therefore be consistent with the environmental sustainable development aims of the NPPF. The development is therefore contrary to ULP Policies S7, GEN2 and the aims of the NPPF.
 - 2 The application does not provide sufficient ecological information or evidence to demonstrate that the proposals would not adversely affect protected species, biodiversity or habitat. A botanical survey conducted at peak season is required to do this. Therefore it is not possible to fully assess the potential impacts of the development under the statutory duties contained in the 2010 Habitats Regulations. As such the proposals cannot be shown to be in accordance with policies GEN7 and ENV8 of the ULP and paragraphs 170 and 175 of the NPPF.; and
2. UTT/19/3104/FUL Erection of 1 detached dwelling with associated landscaping works and new vehicular access on land at 2 Mill End Cottages, Ashdon Road has not yet been determined but, having been 'called in', will be determined by UDC's Planning Committee if the case officer's recommendation is that permission should be granted.

3. Councillor initiative

I understand that, as agreed, UDC has now made payment of £500 to the parish council towards the purchase and fitting of the heavy-duty swing.