

DEVELOPMENT MANAGEMENT COMMITTEE

11 December 2018

Additional Information Report

PJ1 – S18/0937

Proposal: Reserved matters application for 174 dwellings and associated infrastructure pursuant to SK94/0125/12

Site Address: Elsea Park - Zone 9, Land East Of A151, Raymond Mays Ways, Bourne

Summary of Information Received:

Updated landscaping plans showing a minor amendment and the finished surfaces plan with a minor detail corrected.

A further representation has been received on the grounds that if the application is approved, the resident will make a formal complaint to the Local Government Ombudsman. The reasons given for the complaint are:

- the issues residents raised about surface water flooding would not have been taken into account if they had not been brought to the attention of the Council
- no site notices were put up in Harvey Close
- houses which have flood water in their gardens were not notified of the application
- land at the Manor Lane sub-station was not surveyed due to dense undergrowth which may be part of the flooding issue
- officer from SKDC have not made contact with the residents, asked for local knowledge or to walk the route of the dyke with residents
- question over surface water drainage in the 2001 plan
- they have suggested an alternative solution involving diverting surface water across a vacant piece of land then into the Bourne Eau
- they cannot get a meeting with the developer as they will not meet the residents of Harvey Close
- they are not against ponds but want a residents meeting to speak with the developer and the Council to listen to their views
- they cannot speak at the 11 December 2018 Development Management meeting

The resident requested that the email be circulated to all members of the Committee before the meeting.

Officer comments:

Plans available on the website and detail will be reported verbally to Members at the Committee meeting on 11th December 2018.

At their meeting on 13 November 2018, the Committee noted the concerns of local residents regarding drainage issues and wanted to ensure that drainage arrangements would be sufficient to accommodate this phase of the development together with those zones for which applications were yet to be received. Officers have obtained further information from the applicant and received comments from the Environment Agency and Welland and Deepings IDB, as set out in the Committee Agenda. For this reason, it is clear that the Committee were aware of the concerns of local residents in relation to surface water flooding

and considered them to be of sufficient importance to warrant the deferral of the application until that information had been obtained.

The Council has a three stage complaints procedure and if a customer remains dissatisfied then they have recourse to the Local Government Ombudsman. It is the Ombudsman's normal practice not to investigate a complaint until it has first been investigated by the Council through its own formal complaints procedure. The resident has not made a complaint via the Council's complaints procedure to date.

Neither the possibility of a potential complaint nor the matters raised in the recent representation, which does not raise any new issues that have not been submitted previously, would affect the Committee's ability to determine the application.

Recommendation:

To grant planning permission, subject to the conditions in the original report with the approved plans condition amended as follows:

The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. Site Location Plan Drawing No. APP206-04 received 27 September 2018
- ii. Planning Layout Drawing No. APP206-01 Rev E received 22 November 2018
- iii. Materials Dispersion Layout Drawing No. APP206-07 Rev C received 22 November 2018
- iv. Residential landscaping details Drawing Nos. 18-017-03 Rev C, 18-017-04 Rev C, 18-017-05 Rev C received 6 December 2018
- v. Pond landscaping details Drawing Nos. 18-017-10 and 18-017-11 received 23 October 2018
- vi. Tree Survey and Constraints Plan Drawing Nos. 18-017-02 received 27th September 2018 and 18-017-12, 18-017-13 received 23rd October 2018
- vii. Proposed Finished Floor Levels Drawing No. E3714/600 Rev B received 22 November 2018
- viii. Vehicle Access for Fire Appliances Drawing No. APP206-42 Rev C received 22 November 2018
- ix. Refuse Collection Plan Drawing No. APP206-06 Rev C received 22 November 2018
- x. Proposed Surface Finishes Plan Drawing No. E3714/770 Rev E received 6 December 2018
- xi. Drainage Strategy Plan - Sheet 1 Drawing No. E3714/510 Rev B received 22 November 2018
- xii. Drainage Strategy Plan - Sheet 2 Drawing No. E3714/511 Rev B received 22 November 2018
- xiii. Floor and elevations plans Drawing Nos: 1906/Z9/PL.1, D1906/Z9/PL.6, NB51/Z9/PL.1, NB51/Z9/PL.2, NB51/Z9/PL.3, PT43/Z9/PL.1, PT43/Z9/PL.5, ND43/Z9/PL.1, ND43/Z9/PL.2, ND43/Z9/PL.3, PD49/Z9/PL.1, PD49/Z9/PL.2, PD49/Z9/PL.3, PD49/Z9/PL.4, PT42/Z9/PL.1, PT42/Z9/PL.5, PA44/Z9/PL.1, PA44/Z9/PL.2, PA44/Z9/PL.2.5, PA44/Z9/PL.3, PA44/Z9/PL.4, PB33-G/Z9/PL.1, PB33-G/Z9/PL.2, PB33-G/Z9/PL.4, PA34/Z9/PL.1, PA34/Z9/PL.2, PA34/Z9/PL.4, AA43/Z9/PL.1, AA43/Z9/PL.2, AA31/Z9/PL.1, AA31/Z9/PL.2, AA23/Z9/PL.1 and AA23/Z9/PL.2 received 22 November 2018