

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

20 March 2024

Section 2

Item 6 – 23/P/1279/FUL– Chicken Barn, Cedar Farm, Wick Road, Wick St Lawrence, North Somerset

Amended plans

Amended plans were submitted on 4th March. These show that the ground level under the dwellings would be raised by approximately 2.5m to attempt to address comments from the Environment Agency. This will result in the ridge height of the dwellings measuring approximately 8.6m from existing ground levels.

Additional information

Officer comments:

The application fails the Sequential Test. The revised plans were submitted to address the Exceptions Test in the event that the Sequential Test was passed. The applicant has not submitted any details to demonstrate that the revised proposal will not increase flood risk to the neighbouring properties who are at a much lower level.

Additional Third Party comments

The Environment Agency and neighbouring residents have been notified of the amended plans. The deadline for comments to be submitted is the 27th March.

To date no additional letters of objection/support have been received.

Officer comments:

The officer recommendation is amended (see below) to allow for the expiry of the deadline for further comments and the consideration of any new issues not previously submitted.

Consultee comments on amended plans

Environment Agency – The Planning Officer met with the Environment Agency on 18th March. It is understood that the EA will be maintaining its objection. The formal written response is expected before the committee and the meeting will be updated.

North Somerset Levels Internal Drainage Board - The board has no objection to the drainage strategy proposed and the works to the rhyme. A Land Drainage Consent application will be required for any work to or within 9 meters of a watercourse, in which further details of the work will be reviewed and riparian land ownership verified.

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The IDB understands there are also some flood mitigation measures outside of the application site boundary. It is happy to review these measures through Land Drainage Consent prior to work commencing where further details can be discussed.

AMENDMENT TO RECOMMENDATION:

As the period for comment on the amended plans has not yet expired, the recommendation is amended as follows:

Subject to expiry of the period for further comment and the consideration of any new issues not previously raised, the application be **REFUSED** for the following reasons:

(reasons as set out in the published report)