

Tabled Paper for MSDC Planning Committee 17th Jan 2024 – Item 2 DC/20/04296

Addendum to officer's report.

Please find further assessment of the application against the Joint Local Plan:

Policy SP03

Policy SP03 controls the location of new development to ensure it is sustainable. This policy carries forward the settlement boundaries defined by the previous development plan documents. The application site is located in the countryside for the purposes of SP03. SP03 states that development will generally be directed within settlement boundaries unless provided for by other policies in the JLP, which are set out in Table 5. Table 5 includes policy LP13 Countryside Tourist Accommodation against which the proposed development is assessed in the officer's report.

Flood risk

Further to para 7.3 of the officer's report it is hereby clarified that the size of the site and nature of the development, replacing greenfield agricultural land with hard surfaces and structures, has the potential to affect the flood risk impacts to the development itself and elsewhere. The application documents are insufficient to allow the planning authority, in consultation with the Lead Local Flood Authority to assess these impacts. The application therefore fails to accord with the requirements of policy LP27.

Planning balance

Whilst the principle of appropriate development for the provision of tourist accommodation in the countryside is supported by the policies of the development plan such support is offered on an exceptional basis subject to the demonstration of an overriding business need. The proposal does not accord with this requirement, nor some individual elements of topic-specific policies within the plan. The proposal does not therefore accord with the plan when read as a whole.

Updated recommendation:

- A. That the contents of this risk assessment be noted and the application determined without the 'minded to' reason for refusal of Planning Committee 20th January 2021;

AND

- B. That authority be delegated to the Chief Planning Officer to REFUSE planning permission for the following reason(s) and any other reason officers consider necessary:
1. The application fails to demonstrate an overriding business need for the development such as would be considered an exceptional circumstance for the purposes of policy LP13. As such, the principle of the development is in conflict with the development plan.
 2. The application documents include insufficient information to enable assessment of the flood risk impacts of the development, contrary to policy LP27 of the development plan And the NPPF paras 8, 11, 161, 167 and 168.

3. The application fails to identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity, as required by policy LP16. As such the application is in conflict with the development plan.