

Planning Committee – 14 December 2021

Written question from Kerry Fosbury to the Chairman

Reference: 21/00357/FUL

Question:

The motion to reject the application of Birch Close by Councillor Critchison included Freshwater Neighbourhood Plan policies 6E, 6G, 11, 12 and 13. Yet the planning staff replied that only a motion based on FNP 13 would be appropriate. On what basis did planning staff find the other key FNP policy areas deficient for inclusion in the motion?

Response

During the debate, a proposal to refuse the planning application on the grounds of the loss of a greenfield site, the ecological impact and that the site was outside of the settlement boundary was put forward and seconded.

Officers gave detailed advice regarding the points of objection that were raised, as to whether in their professional view they would amount to sustainable reasons for refusal in the event of an appeal. Following further debate, Councillor Critchison spoke directly to Officers so that her concerns could be set out in a potential reason for refusal. Officers drafted the reason and provided the policies considered relevant to the concerns that had been raised, including those within the Freshwater Neighbourhood Plan. Given the concerns raised, which focussed on the loss of a green field, the impact to ecology and the lack of information for Biodiversity Net Gain, Officers advised that policy FNP12 would be most relevant (not FNP 13 as referenced in the question) and that Freshwater Neighbourhood Plan policies 6E, 6G, 11 and 13 were not relevant to the reasons put forward in the proposal to refuse the application. The reason for refusal was then read out to all Councillors and the Chairman then asked Councillor Critchison whether the reason read out was acceptable. Councillor Critchison confirmed that the reason gave the rights reason for the issues she had raised.