

Item No. 7**SCHEDULE A**

APPLICATION NUMBER	CB/10/01349/FULL
LOCATION	Land Adjacent, To 17, The Causeway, Clophill
PROPOSAL	Full: Change of Use to a Gypsy Site, 1 static caravan, 1 towing caravan, parking for two vehicles and 1 serviced portaloo. (Part Retrospective)
PARISH	Clophill
WARD	Maulden and Clophill
WARD COUNCILLORS	Cllr A Barker & Cllr H Lockey
CASE OFFICER	Sarah Fortune
DATE REGISTERED	12 May 2010
EXPIRY DATE	07 July 2010
APPLICANT	Mrs J Terry
AGENT	Bucks Floating Support
REASON FOR COMMITTEE TO DETERMINE	Cllr Angela Barker request due to site's location beyond Settlement Envelope. The Assistant Director also considers it prudent due to the level of interest in the application
RECOMMENDED DECISION	Full Application - Refused

Recommendation

That Planning Permission be refused.

- 1 The site is within the floodplain of the River Flit, an area that is known to flood and is classified as Flood Zone 3 as shown on the flood map held by the Internal Drainage Board. Caravans for permanent occupation are defined as being highly vulnerable to flooding and PPS25 advises that such development should not take place in Flood Zone 3.
- 2 The raising of ground levels impacts adversely on flood storage within the flood plain and the erection of close boarded fencing along the bank of the watercourse will restrict flood flows onto the flood plain. The direct discharge of unbalanced water to the adjacent water course is not acceptable as the water course can be overloaded during the winter months. These matters all have the potential to increase risks of flooding in the local area, and are therefore contrary to the aims of Policy DM3 (High Quality Development) in the Core Strategy and Development Management Policies November 2009.

[Notes:

1. In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.
2. In advance of consideration of the application the Committee received representations made in accordance with the Public Participation Scheme.]