

Lead Officer and Report Author: Heather Morrison, Senior Planning Officer.

<b>DEFERRAL OF PLANNING APPLICATION 4/11/2568/0F1 ERECTION OF 33 DWELLINGS AND ASSOCIATED INFRASTRUCTURE, LAND OFF LINKS CRESCENT, SEASCALE.</b>
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**Purpose of Report:** To seek Members' approval to a final decision on planning application reference 4/11/2568/0F1 being deferred until the next Planning Panel on the 11 September 2013.

**Recommendation:** That Members defer making a final decision on this application, for the erection of 33 dwellings and associated infrastructure, land off Links Crescent, Seascale, until the next Planning Panel on 11 September 2013.

## 1.0 SUPPORTING INFORMATION

- 1.1 This application, for the erection of 33 dwellings and associated infrastructure, off Links Crescent, Seascale, was reported to the last Planning Panel of 17 July 2013 for a decision with a recommendation to approve subject to conditions. Contrary to the officer recommendation however Members were minded to refuse the application on potential flood risk grounds.
- 1.2 In accordance with paragraph 9 of the Council's Planning Code of Conduct a final decision, in such circumstances, is normally deferred until the next Planning Panel. Paragraph 9.2 of that Code states that "Where the Panel is minded to refuse or approve a planning application contrary to the Planning Officer's recommendation, a final decision on the application should be deferred until the next meeting." Members did defer the matter.
- 1.3 This deferral of the final decision, otherwise known as the 'cooling off period' was introduced to allow time for further advice to be prepared, including the drafting of suitable reasons for refusal (as in this particular case), as appropriate.
- 1.4 In respect of this application though it has not been possible to collect and collate all the required information within the intervening time period since the last Planning Panel to inform the final decision Members will make. It is important that this information and evidence is in place as it relates to site drainage which is a material planning consideration.
- 1.5 Accordingly this report seeks to inform Members that the final decision on the application should therefore be deferred until the following Planning Panel on 11 September 2013. This extension of time has been agreed by the applicant and is required to give adequate time for further information, including expert advice from the County Council's local flood risk drainage engineers, to be obtained on the potential flooding issues affecting this application site.

## **2.0 STATUTORY OFFICER COMMENTS: DEPUTY MONITORING OFFICER COMMENTS:**

- 2.1 Member's expressed a mind to refuse this application at the last meeting. This was largely due to the fact that information on land drainage issues was still outstanding from the County Council. This information is still awaited from the County Council and whilst this is in hand and is likely to be received immediately prior to the next meeting this will not allow officers sufficient time to consider the matter prior to the meeting on the 14<sup>th</sup> August. Drainage is a material consideration and it would be inappropriate for members to consider the decision without this information. Only members can agree to a further adjournment of the matter and given that the applicant has agreed to a deferment Members are asked to endorse an adjournment of this matter until the next meeting on the 11<sup>th</sup> September when proper and full consideration can be given to the outstanding matters.

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**Supporting Documents:** Development Control file ref 4/11/2568/OF1