

Binegar Parish Council

Application: 2018/2417/FUL
Proposal: Demolition of detached garage and erection of 2-bed bungalow
Location: Brynlee, Binegar Lane BA3 4TR

The Council considered this application at its 6 November 2018 meeting.

It resolved to recommend approval with a proviso.

The Parish Council supports the planning officer's June 2018 pre-application advice that, in terms of design, amenity and highway safety, the development should be acceptable.

The application is also consistent with the Council's general support for in-fill development.

There is, however, a proviso.

Mendip advised the applicant to assess the flood risk to future occupants of the proposed dwelling. The commissioned report concluded that there was negligible flood risk to the property. The Council accepts this conclusion.

The Parish Council's question, however, is does the development itself pose a flood risk?

On this location, Mendip's pre-submission *Local Plan* states:

... drainage/sewerage provision is susceptible to infiltration and there is a risk of rising groundwater. Wessex Water have advised that further investigations would be needed to assess the local impacts from sewer flooding and the options to mitigate the impact. A Local Groundwater management strategy agreed with the Local Flood Authority is recommended. The lack of drainage infrastructure means that small-scale windfall development could also impact flood risk.

This will be the 8th "windfall" housing development since that warning.

The Parish Council is, therefore, concerned that Mendip's actions might impact on floods that have, in the past decade, been serious.

Mendip should act on the advice about flooding in order to restore local confidence.