

**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**18<sup>th</sup> November 2014**

**Agenda item 7**

**Application ref. 14/00684/FUL**

**Land to the rear of Grindley Cottage, Church Lane, Betley**

A further two letters of **representation** have been received objecting to the application, making the following comments:

- Proximity of the Grade 1 listed Church should be taken fully into account and the effect that the development might have on views of the Church from the cricket field.
- The development will damage the character and appearance of the listed Church, compromising views of it and harming its setting.
- In such an important and historical location a very sensitively designed building with some distances should be expected. The proposed design is ordinary and out of character with the character and appearance of the Conservation Area.
- The submitted Tree Survey suggests that the trees on the western boundary form a very important visual amenity and seems to imply will be permanent screening of the proposed development. However one or two trees are presently damaging the wall and pier to the church and, therefore, are very likely to have to be removed.
- Other trees are mainly deciduous and many could be lost and when removed would expose the site and bring the proposed development into full view.

**Your officer's comments**

The representations received do not raise any issues that have not been addressed within the report.

**The RECOMMENDATION remains to refuse for the reasons set out in the main agenda report.**