

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
6th January 2015

Agenda item 7

Application Reference 14/00927/TDET

Newcastle Golf Club, Whitmore Road, Newcastle

In the heading section of the report it is incorrectly indicated that if a decision on the application is not communicated to the developer by the 25th December then the development will be able to proceed as proposed – the actual date being the 25th January/

Since the preparation of the report comments on the application have been received from the **Landscape Development Section**. They note that the proposal is to use the existing base and therefore it should not require any excavations adjacent to retained trees, and on this basis they have no objections, but they do suggest that certain conditions be included to ensure that the retained trees are protected during the construction phase.

Your Officer's understanding is that it is not possible to attach conditions to a prior approval decision. However such developments are required to be undertaken in accordance with the details considered by the Council, and so your officer will now be inviting the developer to now submit the required details (an Arboricultural Method Statement, details of any additional service runs and a schedule of any works to the retained trees required to provide access).

The recommendations are accordingly amended to now read as follows

- (a) That prior approval is required, and
- (b) Should the recommendation on (a) be agreed then the Head of Planning be given delegated authority to give that approval subject to the prior receipt by no later than 21st January 2015 of satisfactory details of the matters sought by the Landscape Development Section, failing which he has delegated authority to refuse the application on the grounds that the development could otherwise cause adverse harm to trees of amenity value.