

**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**18<sup>th</sup> June 2015**

**Agenda item 11**

**Application ref. 15/00353/FUL**

**Halcyon, Tower Road, Ashley Heath**

Since the preparation of the agenda report the comments of the **Landscape Development Section** and **Loggerheads Parish Council** have been received.

The **Landscape Development Section** express concern that 7 of the 12 trees on Tower Road are shown to be removed, including 3 BS 5837 Category 'B' trees. This is a high proportion and a significant tree loss. It is requested that the layout is amended so as to reposition the drive entrances to avoid the important trees and allow their retention. It is also considered that there is no reason to remove tree T22 on the frontage with Eccleshall Road.

**Loggerheads Parish Council** objects to the proposal on the following grounds:

- The Planning Committee considered an update on the five year housing supply on 3<sup>rd</sup> June which confirmed that the Borough has a 5 year supply of housing land in this area so existing policies and the CSS will apply to this application.
- The application is outside the Village Envelope in Loggerheads.
- Part of the Inspector's decision letter in dismissing an appeal against refusal of 14/00053/OUT was that allowing a development in this area would set a precedent for the construction of dwellings in large gardens and would have a detrimental effect on the character and appearance of the area.
- The surrounding properties are individually designed detached houses and a high proportion of bungalows in generous sized landscaped gardens. This development of four houses all of similar design in small plots would urbanise the area and completely change the appearance of it.
- The plots are small in comparison to other properties in the area and the footprints of the dwellings would involve the development of a significant proportion of the site.
- Three of the proposed houses would directly overlook bungalows.
- The land is extremely wet and buildings and hard surfacing of driveways will exacerbate this problem.

Three letters of representation have been received. Objection is made on very similar grounds to those of Loggerheads Parish Council listed above. In addition, concern is expressed that the infrastructure cannot cope with these developments with the roads, school, and doctors already to capacity.

Officer comments

The issues raised by Loggerheads Parish Council and residents are largely already addressed in the agenda report. Reference has been made to an appeal against the refusal of planning permission for a dwelling behind No. 5 Pinewood Drive, Ashley Heath (Ref. 14/00053/OUT). In that case, the Inspector dismissed the appeal on the grounds that the proposal would enclose an area of open land and result in the loss of a landscaped gap which would have a harmful effect on the character and appearance of the area and set a precedent for similar developments on other sites. That site differs from the application site in that it was a smaller area of land that currently provides a visual break between the adjacent residential properties. Due to the irregular shape of the land, the proposed development would have involved the development of a significant proportion of the plot. The application site is a larger site that is at the end of Tower Road. This particular part and north-west side of Tower Road comprises more ad-hoc development with space between some of the properties. As such your Officer's view is that it does not provide the same visual break between development

that the appeal site does. It is not considered therefore that the development of this site would have any significant adverse impact upon the character and appearance of the area.

Your Officer agrees with the concerns of the Landscape Development Section regarding tree loss but it is considered likely that with amendments to the position of the driveways, an acceptable development can be achieved. Therefore, it is considered that the appropriate step for the Committee would be to defer a decision on the application to allow the submission and consideration of amended plans.

**Accordingly your Officer is now recommending that a decision on the application be deferred for the above reason.**