

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
25th April 2017

Agenda item 4

Application ref. 16/00784/REM

Land S. W. of Mucklestone Road, W. of Price Close and N. of Market Drayton Road, Loggerheads

Since the preparation of the main agenda report comments have been received from **Loggerheads Parish Council** upon the revised plans. They state that they continue to object to this application for the following reasons:

1. No provision of single storey units as evidenced in Loggerheads Housing Needs Assessment 2016.
2. The 2 bed rented houses are proposed at furthest point from access and would serve the residents better if they were located at the nearest point to assist walking access.
3. The layout, density and design of Plots adjacent to Price Close, would be out of keeping with the layout, character and appearance of the adjoining existing development, all bungalows. The proposed development would therefore be contrary to Policy CSP1 of the Core Spatial Strategy, the Urban Design Guidance Supplementary Planning Document (2010) and the aims and objectives of the National Planning Policy Framework (NPPF).

The Parish Council is pleased to note that the amended plans have changed the distribution of the rented affordable housing and introduced a LEAP.

The **Landscape Development Section**, notwithstanding the very recent submission of additional material, are concerned. They indicate that without an updated Tree Protection Plan and Arboricultural Impact Assessment, it is not possible to determine whether the development can be constructed without causing damage to retained TPO'd woodland. As previously covered in comments provided and in a meeting with the developer in February, they would have concerns about the following:

- The impact of the construction of the footpath and bridge, detailed proposals being required.
- Levels alterations within the woodland.
- Service connections and easements within the woodland.
- Additional detail on proposals for treatment and replacement of Aspen (which is covered by the Tree Preservation Order) are required.

They have no objections to the proposals that are provided for the LEAP.

With respect to the Landscaping Proposals the inclusion/retention of the hawthorn hedge along Mucklestone Road is welcomed, although some species changes may be appropriate. They note that additional tree planting within housing development areas have been included which is welcomed. They are of the view that landscaping matters could be dealt by way of a planning condition. Similarly other details are required on woodland management beyond the five year plan and the treatment of Aspen.

Your officers comments

The comments made by the Parish Council on the revised plans are very similar to those that they made upon the original submission and which are addressed within the main agenda report. No further comment is accordingly provided here upon them.

With respect to the comments from the Landscape Development Section a meeting has been held with them since receipt of their comments. It would appear that a number of their concerns, whilst significant and of weight, could almost certainly be dealt with by the application of conditions, although caution would be required because in dealing with the

aspect of tree protection in particular there would be implications for the areas currently proposed for water attenuation basins (as part of the proposed SuDs strategy for the site). The risk would be that the applicants could not obtain all the necessary approvals of details required by conditions and be unable to proceed with the development notwithstanding the granting of the reserved matters approval. This would be their risk.

However this approach would not, in your officer's opinion be appropriate for one particular issue – the incursion of a turning head, on a slope, into an area of protected woodland to the south of the northern section of the development. It would appear that this requires a much more significant reappraisal of this part of the development, which may involve the moving around of a number of dwellings.

Taking all of the circumstances into account including the progress made by the developer in addressing positively a number of concerns that had been identified your officer considers one further committee cycle could be allowed to see if the particular issue of the turning head can be satisfactorily addressed from the Local Planning Authority's perspective.

Accordingly the recommendation to the Committee is now amended to be one of deferral of a decision on the application until the 23rd May meeting to enable the applicant to revise their proposals to address the above concern