

SECOND 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 and the first supplementary report, additional information has been submitted by the applicant's agent in response to the concerns of the Landscape Development Section regarding the trees and in particular, the incursion of a turning head into an area of protected woodland to the south of the northern section of the development. An updated Tree Protection Plan and a Tree Report Addendum have been submitted along with a cross-section through the turning head with existing and indicative proposed site levels.

The **Landscape Development Section** advises that the information provided shows that encroachment into the Root Protection Area of the protected Ash tree (Ash 25) is reduced and subject to there being no highway issues caused by the presence of a retaining structure at the end of the turning head, then no objections are raised to the proposal subject to additional information which could be supplied by way of planning conditions.

Your Officer's comments

Members will have noted that the first supplementary report on this application recommended that a decision on the application be deferred until the 23rd May meeting to enable the applicant to revise their proposals to address concerns regarding the incursion of a turning head into an area of protected woodland. However, the applicant has submitted further detail to address these concerns, which it is considered appropriate to consider at this meeting given its nature, and the Landscape Development Section no longer raises any objections subject to the imposition of conditions. The Highway Authority has confirmed that there would be no objection in principle to the proposals for the turning head and on this basis, it is no longer considered necessary to defer a decision on the application and the recommendation is as follows:

PERMIT subject to conditions relating to the following:

- **Link to outline planning permission and conditions**
- **Approved plans**
- **Provision of access, parking, servicing and turning areas in accordance with the approved plans**
- **Completion of vehicular and pedestrian access points onto Mucklestone Road and the footpaths along the development frontage**
- **Completion of access and parking areas for individual plots**
- **Materials (facing, roofing and surfacing)**
- **Landscaping and tree protection conditions**