

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE

20th June 2017

Agenda item 10

Application ref. 13/000266/CN06, CN07 & CN11

Land off Slacken Lane, Kidsgrove

The **Lead Local Flood Authority (LLFA)** has confirmed, following consideration of a revised Strategic Drainage report, that a response has been provided to all outstanding queries and that it is satisfied with the drainage details works that have been proposed in response to condition 6 of the planning permission 13/00266/FUL (in application 13/00266/CN06). In addition a representative of the LLFA has confirmed, orally, that it has no basis upon which it could object to the proposals that it is the responsibility of the home owners to manage the drainage system.

The **Landscape Development Section** has confirmed that the information submitted by the developer regarding the highway improvements of Slacken Lane as required by condition 7 of the planning permission 13/00266/FUL (and contained in application 13/00266/CN07) is acceptable subject to the provision of Tree Protection Fencing and 'no dig' ground protection in identified positions, and that all excavations should be outside this area unless additional information is provided to demonstrate how this will be done in a way that avoids tree roots. Such tree protection measures will ensure that all the trees in that area not identified on the plan are protected and retained.

The plan submitted in response to condition 11 of the planning permission 13/00266/FUL (and contained in application 13/00266/CN11) has been resubmitted and now includes the parking spaces for the dwelling to the east of the turning head which had been omitted.

In light of the responses from consultees reported above the recommendations are amended as follows:

RECOMMENDATIONS

- (a) **Approve the drainage details provided with application 13/00266/CN06 as acceptable and satisfying the requirements of condition 6 of planning permission 13/00266/FUL.**

- (b) **Approve the proposed Slacken Lane widening and resurfacing details provided with application 13/00266/CN07 (including the provision of a new hawthorn hedge adjoining the widened Slacken Lane) as acceptable and satisfying the requirements of condition 7 of planning permission 13/00266/FUL subject to the requirement that Tree Protection Fencing is provided in the position shown on a plan to be provided to the applicant; that 'no-dig' ground protection is undertaken in the identified area; and that all excavations works are carried out outside of such areas unless it has first been demonstrated that this can be done without damage to tree roots.**

- (c) **Approve the waste and recycling details provided with application 13/00266/CN11 (including the plan identifying on-site turning head and parking for all properties) as acceptable and satisfying the requirements of condition 11 of planning permission 13/00266/FUL.**