

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
24th May 2018

Agenda item 8

Application ref. 18/00167/REM

Land at Wedgwood Avenue

Since the preparation of the report comments have been received from the Landscape Development Section (LDS).

It is noted that by them that a particular highway tree, assuming it is still present, appears to be missing from the Arboricultural Impact Assessment & its protection would be required as part of the development. A number of other tree protection and landscaping conditions are recommended by the LDS.

Your officer notes that the tree referred to is assessed as being of very poor quality and requiring felling so its protection would not be justified

The LDS have also requested a Section 106 contribution by the developer for capital development/improvement of off-site open space of £4,427 per dwelling in addition to £1,152 per dwelling for 60% of maintenance costs for 10 years. This money would be for improvements to the site at Whitfield Avenue, or at Three Parks, Howard Place (directly opposite), or towards footpath improvements at Thistleberry Parkway (670m walking distance).

Your Officer notes that this application is a Reserved Matters application where the principle of residential development has already been established under outline planning permission 16/01108/DEEM4 which was granted in April 2017. The issue of any contribution towards public open space is one that should have been addressed at outline stage and it would be inappropriate and unreasonable behaviour for the Local Planning Authority to now seek such a contribution.

To conclude, the Officer recommendation remains unchanged, subject to the following additional conditions;

- **Prior approval and implementation of Tree Protection proposals**
- **Prior approval and implementation of an Arboricultural Method Statement**
- **Prior approval and implementation of a schedule of works to retained trees**
- **Prior approval and implementation of full Landscaping proposals**