

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**

**17<sup>th</sup> July 2018**

**Agenda item 6**

**Application Ref. 18/00225/REM**

**Land at New Road, Madeley**

Since the publication of the main agenda report, the further comments of Madeley Parish Council (MPC) and the Landscape Development Section (LDS) have been received on the amended plans that were received before the previous committee meeting.

MPC maintains its objections on the grounds set out in the main agenda report and they do not consider the amended plans would mitigate the impact on protected trees.

LDS having considered both the amended plans and additional information presented by the applicants in response to concerns that they previously raised, have now removed their objections to the application. This is on the basis that conditions are now attached relating to the submission and approval of - a dimensioned tree protection plan; an arboricultural method statement (for all works within the Root Protection Area of retained trees including construction of the acoustic fence/barriers proposed for certain plots); tree protection measures; hard and soft landscaping details, a plan to show the alignment of utility apparatus; and a schedule of works (to retained trees).

Officer Response

As indicated in the main agenda report a fundamental characteristic of this edge of village location is the natural hedgerows and mature trees; and concerns with the original scheme were the impact of the layout on existing hedgerows and mature trees – both directly and as a result of an unsustainable relationship. LDS are now satisfied having reviewed information including on predicted shading, that, subject to conditions that the amended scheme is unlikely to result in the loss now, or in the future, of these visually important hedgerows and trees. The scheme would be supplemented by additional planting also and your officers are now content that the retention of the existing hedgerows, except where impacted by access arrangements, and trees, along with additional planting would further supplement the landscaping of the site and this would result in an attractive development.

The amended site layout and tree information does however result in the footpath link from the development to Woodside (on the west side of New Road) being lost – this is because the construction of the hardsurfacing required for such a link would be within the root protection area of tree T5 – Horse Chestnut. Tree T5 is covered by a Tree Preservation Order and LDS have objected to hardsurfacing with the root protection area which has resulted in the footpath link being no longer proposed. The loss of this footpath is disappointing and the development is as a consequence less well connected to the village for pedestrians, in that they will have to cross New Road by the site rather than walk in on the same side of New Road as the development is

on. It is in that sense slightly less “sustainable” in access terms. Pedestrians crossing New Road at this point would have acceptable visibility of vehicles and the Highway Authority has not expressed any concerns in this regard so the arrangement could not be said to be unsafe. Your officers are in discussions with LDS and the Highway Authority (who would have to agree to adopt any non standard footpath construction) to see if there a way of providing it but it would appear unlikely. Given that the pedestrian and vehicular access to the development would still be safe it is not considered that concern about the loss of the footpath would justify refusal, particularly as outline permission already exists and the difficulty of providing this link without harming the tree could be said to be predictable

In conclusion, the proposed development for 32 dwellings provides an acceptable level of off street car parking, pedestrian connectivity and relationship with neighbouring properties and following the submission of amended/ additional information the design of the scheme is acceptable. The development would enhance the site and the character and amenity of the area in accordance with design principles set out in the Council’s Urban Design Guidance SPD and the National Planning Policy Framework. Accordingly a revised recommendation is now given.

### **Revised Recommendation**

**PERMIT** subject to conditions relating to the following:

1. Link to outline planning permission and conditions
2. Approved plans
3. Provision of access, internal roads, private drives and parking areas in accordance with the approved plans
4. Facing and roofing materials
5. Boundary treatments
6. Ground and floor levels as per approved plans
7. Submission and approval of gradient details of the access road, surfacing private drives, parking and turning areas; and surface water drainage details
8. Retention of garages for parking of motor vehicles and cycles
9. Trees shown as retained shall be retained and protected throughout construction.
10. Dimensioned Tree Protection Plan (to include proposals for protection of hedgerows)
11. Arboricultural Method Statement (detailed) for all works within the RPA of retained trees including construction of the acoustic fence/barrier.
12. Detailed hard and soft landscaping proposals.
13. Alignment of utility apparatus
14. Schedule of works to retained trees
15. Additional off site pedestrian link works should link not be achievable
16. Approval does not constitute the LPA’s approval pursuant subject of other conditions of the outline planning permission, these needing to be subject of separate application

