

SECOND SUPPLEMENTARY REPORT

TO THE PLANNING COMMITTEE

17th July 2018

Agenda item 5

Application Ref. 17/01004/REM

Land adjacent to Rowley House, Moss Lane, Madeley

Since the publication of the main agenda report and the publication of the supplementary report on 13th July the Landscape Development Section (LDS) has advised that measurements have been taken of the diameter of trees within/adjoining the site which demonstrates that the information submitted by the applicant is inaccurate. The consequence is that the Root Protection Area (RPA) for trees that are identified on the submitted site plan as TPO1 and TPO2 are larger than shown within the submitted supporting information and the dwellings on plots 28 and 29 fall within the RPA of TPO2.

This information has been conveyed to the applicant and amended plans have been received. The amendments site the dwellings further forward in the plots and moving the parking spaces to the side. This results in the dwellings being outside of the RPA.

The LDS have confirmed that they have no objections to the revised layout and note that residents measures have been used for the RPA of TPO3 and that this should be checked as part of the conditioned revised tree protection plan.

Your Officer's comments

Whilst the dwellings on plots 28 and 29 will be sited forward of the other properties within that stretch of the internal access road as they are sited on the end of the row and on bend of the access the amended layout will be acceptable in appearance.

The amendments, in the context of the wider development, are considered to be 'trivial' and as such the submission of such amendments does not trigger the need to notify the Parish Council and as such a decision can be reached on this application.

The RECOMMENDATION remains as set out in the main agenda report.