

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE

14th August 2018

Agenda item 5

Application Ref. 18/00225/REM

Land at New Road Madeley

Since the publication of the main agenda report a further representation has been received from Councillor Gary White on the grounds that the proposed dwellings adjacent to the southern boundary would result in a loss of privacy to neighbouring properties on Woodside due to the gradient of the land. He also indicates that the lack of a pedestrian link to Woodside makes the development unacceptable.

Further information regarding a pedestrian link from the proposed development to Woodside has been submitted and the applicant has indicated that there are 3 options for the proposed link:-

1. Removal of tree T5 and connect the footpath to Woodside;
2. Have the footpath to the roadside of the tree with a width of 450mm
3. Create a footpath link crossing New Road

Officer Response

The agenda report deals at length with the issue of the relationship between the new development and the properties on Woodside and there is nothing useful to add to that.

The removal of tree T5 (option 1) is not acceptable (the tree is of significant amenity value and in good condition) and as far as option 2 is concerned also the available width of 450mm would not allow enough room for a footpath solution/ structure (bridge type structure to avoid roots) to be constructed, whilst also being useable by pedestrians. Whilst the reduced width would be only for a relatively short distance the width achieved would fall well below the standard 1.8 footway width that is normally sought (which allows for people, including those with pushchairs, to pass)

Therefore, option 3 is the only feasible solution and whilst a pedestrian link is still desirable it is considered that the fact that the most direct link on the same side of New Road would not be achieved would not justify refusal because the pedestrian and vehicular access to the development would still be safe without such a link. Condition 15 set out in the recommendation of the main agenda report seeks details of an additional off site pedestrian crossing to the other side of New Road.

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