

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE

11th September 2018

Agenda item 8

Application ref: 18/00465/FUL

Land adj 45 Moran Road, Knutton

Since the publication of the agenda report further consultation advice has been received from the **Landscape Development Section** of the Council.

The **Landscape Development Section** advises that should a public open contribution be sought it would be used for improvements at Pool Dam (a nearby Local Nature Reserve) to interpretation information (signage, information boards etc.). Pool Dam is a 360m walk from the site and is classed as a Semi-natural Area within the Council's Open Space Strategy.

They also now note given the one bedroom nature of the development applied for the play element of the expected contribution should be removed from the original sum requested. This reduction has already been applied within the amount recommended in the report.

It is therefore now advised the RECOMMENDATION be revised to the following:-

A. Subject to the applicant first entering into a section 106 obligation securing a financial contribution of £9,866 towards public open space improvements and maintenance at Pool Fam (local nature reserve), by 9th November 2018, PERMIT subject to conditions relating to:-

- 1. Time Limit.**
- 2. Plans.**
- 3. Approved external materials.**
- 4. Detailed hard and soft landscaping provision.**
- 5. The provision of parking and turning areas.**
- 6. Provision of surface water drainage provision.**
- 7. Provision of secure weatherproof cycle storage.**
- 8. Site investigation and remediation works to deal with historical coal mining risk.**
- 9. Construction operational hours outside of the hours of 18:00 and 07:00 Monday to Friday, no time on Sundays, Bank Holidays or after 13:00 on any Saturday.**

B. Failing completion of the above planning obligation by the date referred to in the above recommendation, that the Head of Planning either refuse the application on the grounds that without the obligation being secured, the development would fail to secure an appropriate contribution for off-site public open space which would reflect the infrastructure needs of the development; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.