

FIRST SUPPLEMENTARY REPORT

TO THE PLANNING COMMITTEE

11TH SEPTEMBER 2018

Agenda Item 10

Application Ref. 18/00657/FUL

16 St Michaels Road, Cross Heath, Newcastle-under-Lyme

Since the publication of the main agenda report, comments have been received from the **Highway Authority** and **Landscape Development Section**.

The **Highway Authority** raises no objections to the proposed development subject to conditions to secure the parking area, access and its surfacing prior to the first use. An informative should also be included on any permission granted drawing the applicants attention to the requirement for a Section 184 approval from Staffordshire County Council.

The **Landscape Development Section** note that the existing Hawthorn tree in the road verge is of sufficient distance away that it's BS5387:2012 Root Protection Area will not be affected by the proposed access, providing the tarmac access does not unduly exceed the specified 3.6m width from the eastern boundary of the property. As such no objections are raised and permission should be subject to tree protection to BS5387:2012 being carried out during the construction phase of the scheme.

The recommendation remains to PERMIT as per the main agenda report but with amended conditions and informatives as now recommended as follows:

- 1. Time limit relating to the commencement of development**
- 2. Approved plans**
- 3. Completion of parking/access prior to first use**
- 4. Provision of access/parking areas in a bound and porous material prior to first use**
- 5. Tree protection measures during construction**

Informative included drawing the applicants' attention to the requirement for a Section 184 Notice of Approval from Staffordshire County Council prior to construction commencing.