

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**3<sup>rd</sup> January 2019**

**Agenda item 6**

**Application Ref. 18/00693/FUL**

**Orchard House, Clayton Road**

Since the main agenda report was published additional tree information has been received regarding the proposed level changes and the provision of the pedestrian and mobility scooter access. In response to such information the **Landscape Development Section (LDS)** have commented as follows:

- They have no objections to the proposed levels adjacent to the Lyme Brook.
- The surface water outlet is likely to necessitate a significant loss of holly and willow screening to Lyme Valley Parkway which should be report. A detailed Arboricultural Method Statement for the outlet is required.
- There remain some reservations with the increase in levels within the Root Protection Area of the protected horse chestnut tree as the roots will be confined to the grass area between the existing retaining walls and the tree is fully mature and unlikely to tolerate major disturbance. Permission should be subject to the submission of detailed Arboricultural Method Statement and site specific details of all special engineering, including drainage if required.

Officer Response

In light of the comments from the LDS it is considered that subject to conditions the development would not result in the loss of visually significant trees and any trees that are lost can be replaced.

**The REVISED RECOMMENDATION is as follows:**

**A. Subject to the applicant first entering into a Section 106 agreement by the 20<sup>th</sup> February 2019 securing a financial contribution of £130,203 (index linked) towards the maintenance and improvement of public open space at Lyme Valley Parkway, restriction of the occupancy of the accommodation so that it falls within the C2 Use Class, and a travel plan monitoring fee of £2,360 (index linked), PERMIT the application subject to conditions relating to the following matters:-**

- 1. Standard time limit for commencement of development**
- 2. Approved plans**
- 3. Materials**
- 4. Boundary treatments**
- 5. Finished ground levels and floor levels**
- 6. Detailed soft landscaping scheme, including replacement trees for the holly and willow screening to Lyme Valley Parkway that will be lost and any others that are removed to accommodate the development.**
- 7. Dimensioned Tree Protection Plan**

8. Detailed Arboricultural Method Statement regarding the surface water outlet and levels increase adjacent to the protected horse chestnut tree and site specific details of all special engineering within tree RPAs, including drainage if necessary.
9. Schedule of works to retained trees
10. An arboricultural site monitoring schedule
11. Submission and approval of access improvements
12. Design improvements/ screens to balconies to prevent overlooking
13. Visibility splays
14. Access, parking, turning and servicing areas
15. Submission and approval of a car park management scheme
16. Bus stop upgrades
17. Submission and approval of a travel plan
18. Submission and approval of secure weatherproof cycle parking
19. Submission and approval of construction method/ environmental management plan
20. Waste management and collection arrangements (including hours restriction)
21. Surface water drainage design
22. Pumping station details – noise and odour impact
23. Drainage plans for the disposal of foul and surface water flows
24. Land contamination
25. External lighting
26. Kitchen Ventilation System and Odour Abatement details
27. Mechanical Ventilation of Residential Rooms
28. External plant details
29. Electric Vehicle Charging Provision
30. Bat and Bird box provision

**B. Should the obligations referred to above not be secured within the above period, that the Head of Planning be given delegated authority to refuse the application on the grounds that in the absence of such the proposal would be contrary to policy on the provision of affordable housing, open space for housing developments and monitoring of an acceptable travel plan, or, if he considers it appropriate, to extend the time period within which the obligation referred to above can be secured.**