

SECOND SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
29th January 2019

Agenda item 11

Application Ref. **18/00943/FUL**

Betley Court, Main Road, Betley

Since the publication of the main agenda and the first supplementary report published on 25th January, the further comments of the **Highway Authority** have been received. They confirm that they have no objections subject to conditions regarding the following:

- Development not to be brought into use until the parking and turning areas have been provided, with the parking spaces clearly delineated, which shall thereafter be retained for the lifetime of the development.
- Development shall not be brought into use until a signing and parking management scheme has been approved including temporary signing of the car park, measures to prevent residents of Betley Court and visitors from parking on Court Walk when the gardens are open to the public. The approved scheme shall thereafter be implemented.

Officer Response

It would be reasonable and appropriate to include the conditions recommended by the Highway Authority. To a certain extent condition 5 as recommended in the first supplementary report addresses the second bullet point although some adjustment is required. A new condition is required to address the first bullet point

The RECOMMENDATION is therefore amended as follows:

PERMIT subject to the following conditions:

1. Time limit.
2. Approved plans.
3. Prior approval and implementation of details of a hard and soft landscaping scheme to include details of planting to provide screening of the parking area from the house and lawn, replacement tree planting and details of surfacing and delineation of the parking area/spaces.
4. Prior approval and implementation of special constructions measures and other tree protection measures.
5. Prior approval and implementation of the external facing materials.
6. Prior approval and implementation of a foul and surface water drainage scheme.
7. Prior approval and implementation of a parking management scheme which shall include details of the management of parking associated with the residential occupation of Betley Court and measures, including temporary signing of the car park, to prevent residents and visitors to the gardens parking on Court Walk when the gardens are open.
8. Gardens to be open to visitors no more than 6 weekends per year. Any additional openings, for special events, shall only take place with the express permission of the local planning authority and shall be limited to no more than 4 additional days per annum.
9. Restrictions on the hours when construction and demolition can take place.
10. Prior approval and implementation of details of any kitchen ventilation system and external plant.
11. Prior approval and implementation of details of external lighting.

- 12. Restriction on the hours when deliveries and waste collections can take place.**
- 13. Prior approval and implementation of the alignment of utility apparatus**
- 14. Prior approval and implementation of a schedule of works to retained trees**
- 15. Prior approval and implementation of an Arboricultural Method Statement (detailed) covering foundation design and proposals for paving within the RPA of retained trees.**
- 16. Submission and approval of a dimensioned tree Protection Plan to include details of tree canopy protection and full protection of T2 and implementation of the protection measures agreed.**
- 17. Prior approval and implementation of full landscaping proposals including replacement tree planting and hard and soft landscaping proposals.**
- 18. Submission and approval of revised plans showing the overflow parking in a position outside of root protection areas of trees.**
- 19. Development not to be brought into use until the parking and turning areas have been provided, with the parking spaces clearly delineated, which shall thereafter be retained for the lifetime of the development.**