

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE

16th July 2019

Agenda item 8

Application Ref. 19/00375/FUL

Land off Deans Lane and Moss Grove, Red Street

Since the publication of the main agenda report, the **Highways Authority (HA)** has confirmed that the visibility splays for the private drive for plots 1-3 is appropriate. However, there would be some interference from a hedgerow, which would need to be removed.

They have also confirmed that the location of the bin store is acceptable.

Officer's comments

The hedgerow referred to by HA appears to be within the highway verge and could be removed to ensure visibility is not obstructed. The extent of hedgerow removal required would be minor when compared to the amount of frontage hedgerow that has already been removed on Deans Lane to accommodate the approved development.

On this basis, subject to the conditions included in the previous reserved matters approval, the proposed development is considered unlikely to lead to significant highway safety and on street car parking implications within the development site or on neighbouring roads.

The RECOMMENDATION is amended to now read as follows

Subject to the applicant's agreement being obtained to any of the following that are pre-commencement conditions, or failing that agreement further consideration:

PERMIT subject to conditions relating to the following:

1. Link to outline planning permission and its conditions
2. Approved plans
3. Facing and roofing materials
4. Boundary treatments
5. Soft landscaping scheme
6. Method Statement for protection, treatment and future management of hedgerows
7. Off site highway works – provision of accesses and to tie in the existing highway & footway on Moss Grove into the carriageway & footway to the development site
8. Provision of visibility splays
9. Surfacing of parking areas
10. Surface water drainage
11. Retention of garages for parking of motor vehicles and cycles
12. Footpath link completed
13. Trees shown as retained shall be retained and protected throughout construction
14. Approval does not constitute the LPA's approval pursuant subject of other conditions of the outline planning permission, these needing to be subject of separate application