

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
13th October 2020

Agenda Item 4

Application Ref. 20/00369/FUL

Land off Cross Street, Chesterton

Since the publication of the main agenda the further comments of the Landscape Development Section and the Highway Authority have now been received.

The **Landscape Development Section** (LDS) comments remain as reported, that they do not support this development which would result in the loss of many of the visually-significant individual and groups of trees on these sites. The loss of these visually important trees would impact considerably on the character of the local landscape. At present the trees and groups of tree act as welcome visual screening and softening of the residential locality, and they soften of views of the industrial Ibstock bricks site.

The justification and mitigation provided is not considered to be sufficient to support the loss of such important trees, and the impact that this will have on the character of the surrounding landscape will be considerable and lasting.

Notwithstanding the above, additional justification for some tree removal has been provided. T57 (low quality tree) and T58 (highly visually prominent category B tree) due to the position of the easement.

Other justification for the tree loss relies heavily upon mitigation provided by way of replacement tree planting. Unfortunately the proposals for mitigation include replacement tree planting on the same sewer easement. This is likely to mean that there would be no new tree planting on the Cross Street elevation. This would significantly reduce the effect of the mitigation proposed for phase 1 of the scheme.

The **Highway Authority** (HA) confirm that they no longer have any objections to the proposed development subject conditions relating to the following:

Phase 1

- Provision of parking and turning areas prior to the development being brought into use.
- No commencement of development until a Stage 1 Road Safety Audit of the proposed scheme to widen Gibson Grove carriageway has been approved. The highway works to proceed in accordance with the approval.
- Provision of weatherproof cycle store for 10 cycles.
- Implementation of submitted Travel Plan
- Construction Environmental Management Plan

Phase 2-4

- Provision of accesses and visibility splays in accordance with the approved plans prior to the development being brought into use.
- Prior approval of layout, surfacing materials, and surface water drainage.
- Dwellings on Audley Road not to be occupied until TRO has been implemented.
- Construction Environmental Management Plan

They request a Travel Plan monitoring fee of £2,443

Officer comments

The main agenda report anticipates the comments of the LDS and the conclusions within the report are upheld. Condition 12 within the recommendation requires replacement tree planting and this should include the planting of semi-mature/mature trees in suitable locations within the wider site. To further limit impact on trees it is considered appropriate to impose conditions relating to the alignment of utility apparatus; submission of an Arboricultural Method Statement; schedule of works to trees; and approval of a landscaping scheme.

Some of the conditions as recommended by the HA are included within the recommendation. All other conditions requested by the HA are considered to be reasonable and appropriate.

Since the publication of the agenda the applicant has raised the issue of viability. An independent review of the viability of the development is currently being undertaken and it is anticipated that the conclusions will be received and reported in advance of the meeting.

The RECOMMENDATION remains as set out in the main agenda subject to the following revisions;

- (i) Amendment to the matters to be secured through a Section 206 to include the Travel Plan monitoring fee of £2,443**
- (ii) Amendment to condition - Dwellings on Audley Road not to be occupied until TRO has been implemented**
- (iii) Additional conditions as follows:**
 - **No commencement of development until a Stage 1 Road Safety Audit of the proposed scheme to widen Gibson Grove carriageway has been approved. The highway works to proceed in accordance with the approval.**
 - **Provision of accesses and visibility splays in accordance with the approved plans prior to the development being brought into use.**
 - **Prior approval of layout, surfacing materials, and surface water drainage.**
 - **Alignment of utility apparatus**
 - **Arboricultural Method Statement (detailed)**
 - **Schedule of works to retained trees**
 - **Approval of landscaping proposals**