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**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**13<sup>th</sup> October 2020**

**Agenda Item 9**

**Application Ref. 20/00729/FUL & 20/00730/LBC**

**Betley Court, Main Road, Betley**

Since the publication of the main agenda the further comments of the Betley, Balterley and Wrinehill Parish Council, the Conservation Advisory Working Party, the Highway Authority, and the Landscape Development Section have been received.

**Betley, Balterley and Wrinehill Parish Council** strongly supports the application for the creation of the compound and the necessary associated works. The Parish Council considers it would be ideal if the compound could also be used for off-road staff parking to minimise danger and disruption to other road users and the local community. Suitable parking is not available elsewhere, within reasonable distance, bearing in mind that site workers often have heavy tools and personal equipment they need to bring to the site. The restricted access in Court Walk means that it is not suitable for parking as it would seriously impede the entry and exit by residents' vehicles and vehicles delivering to the houses.

Any grant of permission should be conditioned to require the reinstatement of any section of wall removed to permit access, in similar height, style and construction (including the brick bond uses) to the existing.

The **Conservation Advisory Working Party** accept the poor state of this section of wall and wish to ensure that investigation is undertaken to fix the problem with the nearby drain before the wall is reinstated. They do not object to the proposal.

The **Highway Authority** (HA) has no objections subject to conditions relating to the following:

- The temporary access and construction compound shall be used in accordance with the Construction Management Plan at all times.
- Prior approval of details of wheel wash facility and surfacing and drainage of the access and turning area.

The **Landscape Development Section** (LDS) advise that Trees on this site are affected by Tree Preservation Order 24 and are within Betley Conservation Area.

It is unfortunate that access across the frontage of the site is required, as this will create a visual break in the band of protected roadside trees, however the arboricultural information provided demonstrates that the position of the access has been considered in a way that will have the least impact on trees.

Visually prominent trees that will be affected include a category B Lime tree (T7), the future of this tree is limited due to it being in direct contact with the wall, and a Yew tree (of a poorer form, which is to be retained and pollarded), along with three smaller low category trees. Information provided demonstrates that highly visually prominent category A trees either side of the proposed access can be retained and protected.

Replacement tree planting is proposed.

As such no objection is raised to the proposal and the following planning conditions should be applied:

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- That a planning condition be applied requiring that the Tree Constraints Plan matches the General Arrangement drawing as there appears to be a few discrepancies.
- Approval of a Dimensioned Tree Protection Plan (BS5837:2012)
- Approval of an Arboricultural Method Statement (BS5837:2012) for works within the RPAs of retained trees (including ground protection for T4 Yew)
- Full landscaping proposals to include replacement tree planting.

Trees should be fully protected in accordance with BS5837:2012 throughout the rebuilding process for Betley Court (construction access, materials storage, site cabins etc. should not compromise root protection areas of the numerous protected trees on this site).

#### Officer comment

The Parish Council request that the staff parking is provided and accessed from the new access point. This is, however, contrary to the advice of the HA who stipulate that the access and construction compound are used in accordance with the Construction Management Plan. As indicated in the report the proposed access provides substandard visibility and is only suitable for limited and carefully controlled use. Any increase in its use to provide parking for construction staff would increase highway danger and as such is unacceptable.

The conditions requested by the HA and LDS are considered necessary and appropriate. As such the **RECOMMENDATION** in respect of 20/00729/FUL is amended as follows:

#### **PERMIT subject to the following conditions:**

1. **Time limit.**
2. **Approved plans.**
3. **Dismantling of wall to be undertaken in accordance with submitted methodology unless otherwise agreed**
4. **Reinstatement of wall when restoration of building completed in accordance with details that shall have been approved beforehand using original materials or materials that have been approved.**
5. **Removal of construction compound and restoration of site when restoration of building completed.**
6. **Approval of a Dimensioned Tree Protection Plan (BS5837:2012) to be implemented during dismantling and rebuilding of the wall.**
7. **Approval of an Arboricultural Method Statement (BS5837:2012) for works within the RPAs of retained trees (including ground protection for T4 Yew)**
8. **Full landscaping proposals to include replacement tree planting.**
9. **Tree Constraints Plan to match the General Arrangement Plan**
10. **The temporary access and construction compound shall be used in accordance with the Construction Management Plan at all times.**
11. **Prior approval of details of wheel wash facility and surfacing and drainage of the access and turning area.**