

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
8th December 2020

Agenda Item 4

Application Ref. 20/00293/FUL & 20/00294/FUL

Land South of Muckleston Road, Loggerheads

After further discussions with Officers, it is accepted that whilst the omission of the proposed extension to the footpath on the Muckleston Road frontage would reduce pedestrian connectivity to the shops and services of Loggerheads and would have an adverse impact on highway safety for residents of the smaller part of the wider site to the north-west (Application Ref. 20/00293/FUL), that is not the case for the larger part of the site (Application Ref. 20/00294/FUL).

From the larger site, there is a continuous pavement on the south-west side of Muckleston Road enabling residents to walk safely to the A53 and the centre of Loggerheads. Given that the footpath extension on the Muckleston Road frontage is not required to improve accessibility for the occupiers of the larger part of the site, your officers are unable to justify a refusal of Application Ref. 20/00294/FUL.

Although the variation of condition 2 of reserved matters consent 18/00315/REM is covered by the original Section 106 agreement secured prior to the granting of Application 15/00202/OUT, the obligation that secures the maintenance of the open space areas within the site does not include a footbridge. Therefore, it is necessary to vary the terms of the Section 106, to ensure that the footbridge is appropriately maintained.

RECOMMENDATION A remains as set out in the agenda report and RECOMMENDATION B is revised as follows:

- B) Subject to the applicant first entering into a Deed of Variation by 22nd January 2021 to vary the terms of the planning obligation secured prior to the granting of Application 15/00202/OUT to include the footbridge in the definition of the Open Space Areas and Open Space Maintenance Scheme, PERMIT subject to conditions relating to:**
- 1. Variation of condition 2 to list the revised plans**
 - 2. Any other conditions attached to planning permission 18/00315/REM that remain relevant at this time**
 - 3. Installation, monitoring and supervision in accordance with the information submitted in Arbtech Arboricultural Method Statement Rev A.**