

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
7TH DECEMBER 2021

Agenda item 4

Application ref: 21/00393/FUL

Land to the north east of Eccleshall Road, south east of Pinewood Road and north west of Lower Road, Hook Gate

Since the publication of the main agenda report the further comments of the **Landscape Development Section (LDS)** have been received. A summary of their comments is as follows:

- The level of detail and precision of the plans is poor. Not all relevant tree stems appear to have been shown, crown spreads are not accurately represented, and RPAs are vague. It is not possible to corroborate that the proposed tree protection is achievable.
- All retained trees are an integral part of the design and should be protected accordingly including all categories of trees and trees growing in adjacent properties.
- The scheme appears to indicate that retaining walls are proposed within the Construction Exclusion Zone which would almost certainly not be acceptable, even with a method statement.
- Conditions requiring no dig construction within RPAs, tree protection fencing to be to BS5837:2012 figure 1 and revisions to the landscaping scheme could be conditioned, subject to submission of an Arboricultural Method Statement and details of special measures.
- The revised plot 5 is a considerable improvement but without the information in point 1 above it is not possible to comment.

Officer response

Although the LDS have some concerns regarding the lack of detail and the indication that retaining structures are proposed within the Construction Exclusion Zone, similar concerns were raised in relation to the extant consent. Officers were satisfied at that time that any concerns could be addressed through the imposition of conditions and subject to similar conditions now, it is not considered that there would be any significant adverse impact on the trees.

The RECOMMENDATION remains as set out in the main agenda.