

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**1<sup>st</sup> March 2022**

**Agenda Item 6**

**Application Ref. 21/00470/REM**

**Land North of Bradwell Hospital, Talke Road, Bradwell**

Since the publication of the main agenda report the consultation comments of the Council's **Waste Management Section (WMS)**, and the further consultation response of the **Landscape Development Section (LDS)** and the **Lead Local Flood Authority (LLFA)** have been received.

The WMS advises that the roads and accesses need to be to adoptable highway standards. They also raise a number of concerns with the layout of the proposed development in terms of collection arrangements for plots on private drives, whilst also raising concerns about bins being left on the highway which has a negative impact. A concern about the layout requiring a waste collection vehicle to drive around the development twice, increasing financial, time and carbon costs, is also set out.

LDS advises that they raise no objections to the landscaping scheme subject to conditions which secure tree protection measures and a schedule of works for retained trees.

The applicant has submitted a further revised Flood Risk Assessment & Drainage Assessment (FRA), along with amended plans to ensure that the plans reflect the recommendations of the FRA and Noise Impact Assessment (NIA).

The LLFA advise that they have reviewed the submitted information and there is still some information required to fully demonstrate that an acceptable drainage strategy is proposed. They recommend that planning permission is not granted until this has been resolved.

Officer response

The applicant has provided plans showing the extent of the adoptable highway. This shows that of the 85 dwellings proposed seven do not fully, or partially, front onto adopted highway. One property has a distance of 33m to the adoptable highway and the others have a distance of less than 25m.

It is accepted that a refuse vehicle may have to travel around part of the site twice but the layout is not dissimilar to the indicative layout presented in the outline planning application. The layout is appropriate for bin collection and plots on private drives can easily present and retrieve their bins on bin collection day.

The Highways Authority has raised no objections and subject to the conditions advised the proposed development is acceptable.

Whilst it is acknowledged that not all properties can present their waste and recycling for collection on the highway directly outside their homes it is considered that appropriate bin collection arrangements can be achieved throughout the development.

It appears unlikely that the additional information requested by the LLFA will result in amendments to the layout of the site with the possible exception of the marking of an abandoned water main on the plan and the provision of easements if required. In light of that it is considered that subject to an amended recommendation as set out below, that deferral of a decision is not justified.

**The Head of Planning be given the delegated authority to determine the application subject to the Lead Local Flood Authority not raising any significant objections that cannot be overcome through the imposition of conditions following their consideration of additional information submitted in response to their latest comments, PERMIT the application subject to conditions set out in the main agenda report.**