

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
20th JUNE 2023.

Agenda Item 10

Application Ref. 23/00142/DEEM3

The Wammy, Lower Milehouse Lane

Since the publication of the main agenda report, the comments of the Landscape Development Section (LDS) have been received following the submission of an Arboricultural Report which was received by officers on the 23rd May.

The LDS raise no objections to the removal of the Category 'C' Sycamore on the boundary and the Category 'C' scots pine in order to facilitate the development, however they indicate that replacement planting to mitigate their loss should be provided. They state that permission should be subject to the submission of a Tree Protection Plan and Arboricultural Method Statement to BS5387:2012 for the construction phase of the scheme and that should include all work on the site, including building works, hard landscaping and drainage. A landscaping scheme should also be conditioned.

Officers Comments

The comments from LDS further support the comments made by Officers within the main agenda report. The loss of the two category C trees would not have any negative implications on the character or appearance of the wider area. It is considered appropriate to include replacement tree planting to mitigate against the loss of the two trees proposed for removal. This can be secured through a condition for a landscaping scheme which is already recommended within the main agenda report.

A tree protection plan was similarly recommended, however this will be updated to include the requested Arboricultural Method Statement in relation to all building works, hard landscaping and drainage.

You officers consider that subject to appropriately worded conditions, the development would maintain the character and appearance of the area and would not harm any visually significant trees and so therefore the proposal would comply with the relevant policies of the Development Plan as well as the aims and objectives of the NPPF.

Recommendation amended as follows;

PERMIT subject to conditions relating to the following matters:

- i.** Time limit condition
- ii.** Approved plans
- iii.** Materials
- iv.** Restrictions to deliveries and construction vehicles
- v.** CEMP
- vi.** Opening hours
- vii.** External Lighting
- viii.** Extraction/Ventilation Equipment for kitchen/ catering area
- ix.** Full and precise details of security shutters
- x.** Tree Protection Plans and Arboricultural Method Statement for all building works, hard landscaping and drainage
- xi.** Landscaping Scheme which shall include replacement tree planting.
- xii.** Full accordance with recommendations FRA
- xiii.** Drainage Maintenance and Management Scheme