

SOUTHERN PLANNING COMMITTEE – 8th February 2023

UPDATE TO AGENDA

APPLICATION NO.

22/2403N

LOCATION

Coole Acres Fishery And Leisure Park, COOLE LANE, NEWHALL, CW5 8AY

UPDATE PREPARED

Landscaping officer comments

The Councils Landscape Officer has been consulted who has no issue with the principle of the development however has suggested some amendments to the proposed landscaping to the southern boundary.

He has also suggested further clarification:

- a Leylandii hedge has appeared to the eastern boundary which he requests be removed
- Confirmation if lodge spacing meets licence standards
- Requests details of pod design
- Requests details of levels
- Suggested internal road way width needs increasing to allow 2 way traffic

Officer comment

The need for further planting to the southern boundary is to be dealt with by condition as noted on condition 15 in the main report.

Lodge spacing has been confirmed to licencing standards and in any case would be dealt with outside of planning.

Details of pod design and levels has been provided.

It is not considered that the internal roadway width needs increasing as wider points for passing are existing and no concerns have been raised by the highways officer in this regard.

Therefore the proposal is considered to be acceptable in landscape terms subject to landscaping condition and complies with Policies SE4 & ENV3 of the CELPS and SADPD.

Recommendation

No change to initial recommendation as set out in the main report.