

STRATEGIC PLANNING BOARD – 14th November 2012

UPDATE TO AGENDA

APPLICATION NUMBER: 12/3564N

LOCATION: Land off Vicarage Road, Haslington CW1 5RR

1. REPRESENTATIONS

Since the publication of the report, the applicant's agent has submitted a letter making the following points.

Planning History

- They wished the Members to note that at the last local plan inquiry the Inspector considered the site suitable for development and that he acknowledged that Haslington was a sustainable location for new development

Open Space

- The applicant confirmed that, subject to a £35k cap, contributions would be acceptable to them for either the skate park or onsite provision of children's play space.

Health Services

- These providers have sufficient capacity for additional residents to be accommodated with the existing medical practices.

Oak Tree

- They agree the car parking should be provided away from the canopy of the oak tree.
- It is the applicant's intension to preserve the oak tree at the site entrance and visual amenity it affords.
- Prior to the submission of reserved matters, they will undertake a 'hand dig' excavation over the roots of the oak to establish the size and spread of the roots. Once this is understood, proposals will be drawn up showing the precise nature of the non-dig method of road structure and sub base construction.

Retention of trees for bats

- The oak tree will be retained.
- Should the Ash tree will be removed (as it is dead), alternative mitigation will be provided for bats.

Agricultural Land Quality

- There are no significant brownfield sites in Haslington. As such, any development in the settlement will involve the loss of some higher grade agricultural land.
- The site suffers from agricultural limitations created by its small size, shape, topography and perched water at its northern end.

2. OFFICER COMMENTS

Officers have no additional comments to add to those contained within the Committee Report

3. RECOMMENDATION

As per the outlined original report on pages 56 and 57.