

SOUTHERN PLANNING COMMITTEE – 29th March 2017

UPDATE TO AGENDA

APPLICATION NO.

17/0066N

LOCATION

LAND OFF WRENBURY ROAD, ASTON

UPDATE PREPARED

Additional plan received showing the proposed access arrangements

This plan shows the proposed access arrangements including the creation of a new public footpath onto Whitchurch Road.

Additional comments received from the Councils Arborist in response to the applicants tree surveys/tree protection plans

The applicant has now provided an arboricultural impact assessment with a tree retention/removal plan based on an indicative layout. The assessment suggests that subject to protection measures, (which would include special construction techniques), the site has the capacity to accommodate the indicative layout and retain existing healthy trees.

It is important to note that the assessed layout on the tree retention/ removal plan does not show the proposed off site roadside footway along Wrenbury Road. The submitted Potential Site Access Plan 1596-F01 rev D received on 21/3/17 clearly shows a footway. On the basis of the access plan, the highway officer recommends a condition requiring off site works including the footway. The original comment that the arboricultural implications of this footway need to be assessed is still relevant.

Whilst the applicant has not demonstrated that a roadside footway can be accommodated without tree impacts, it is reasonable to assume that the construction of a footway to adoptable standards within the root protection areas of two mature trees may cause harm. On this basis, the long term retention of the specimens in question cannot be assured.

Should the principle of development be accepted, it is considered that the indicative layout could be improved to reduce the need for special construction measures within the site. This could be addressed at reserved matters stage.

Should the outline application be approved, any future reserved matters application shall be supported by an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan that shall inform

the design of the definitive site layout. This requirement must be made subject of condition on the outline.

Officer comment

The amended site access plan has been deemed acceptable by the Councils Highways Officer.

The concerns of the Councils Arborist are noted however it would appear that the impact of the proposed footpath on the trees outside the site would be fully addressed at reserved matters stage.

Recommendation

No change to initial recommendation.

REFUSE AS PER THE REASONS SET OUT IN THE MAIN REPORT