

## **PLANNING COMMITTEE 28 AUGUST 2007**

### **UPDATE TO AGENDA**

**APPLICATION NO:** 07/1041P  
**LOCATION:** Tytherington Business Park  
**UPDATE PREPARED:** 24 AUGUST 2007

### **APPLICANTS SUBMISSION**

The applicants have provided additional information in respect of highway and transport matters including a revised car parking layout and additional material in respect of the transport assessment and travel plan; these are now at the point where a combination of planning conditions and the planning agreement can satisfy outstanding matters.

### **CONSULTATIONS**

County Highways have confirmed that the additional information supplied is now sufficient to overcome their concerns and the detailed revised plans together with proposed planning conditions and the planning agreement overcome their concerns.

### **REPRESENTATIONS**

One further letter has been received from a resident of Manchester Road concerning a drain from their septic tank – this is a private matter to be resolved with the applicants should planning permission be granted

### **KEY ISSUES**

Most members of the Committee undertook the planned site inspection on Tuesday 21 August. The site was viewed from Manchester Road, Tytherington Lane, one of the gardens of the houses on Tytherington Lane, from Springwood Way on the Business Park and from within the site itself.

Regarding the status of the internal hedges, the Council's Forestry Officer has again inspected the hedge referred to by local residents. He has confirmed that due to the existing and proposed use of the site as vacant land pending business development, the Hedgerow Regulations do not apply to this site; that is irrespective of whether the hedge has any historic significance.

The main report provides a full update on work undertaken by the applicants and officers since the last meeting when the application was deferred to await the comments of the County Highway Authority and to undertake the site visit. There are no objections to the application arising from the assessment of the application by officers and consultees, subject to appropriate minor revisions and planning conditions and the planning agreement. There remain the objections from local residents which members need to consider having had the benefit of the site inspection.

**RECOMMENDATION**

The recommendation is one of approval subject to the planning conditions and agreement set out in the main Committee report