

APPLICATION NO: 24/1297N

PROPOSAL: *Reserved Matters application for 18no dwellings on Site 1 on outline approval 18/2153N (APP/R0660/W/19/3221564): The development proposed is Development of 12 no. sites for residential development for 112 no. dwellings with means of access and layout included, but with all other matters reserved, for a 10 year phased release and delivery period and associated community betterment (parking overspill next to School, enhanced parking next to Church permissive pedestrian paths, playspace, public access, community orchard, educational contribution and affordable housing)[RE-SUBMISSION of 16/5719N : addition of extra 2.81 ha of land and 10 no. dwellings]*

ADDRESS: Site 1 – London Road, Bridgemere
Doddington Estate, Bridgemere Lane, Bridgemere, CW5
7PU

APPLICANT: Lady Rona Delves-Broughton, The Doddington Estate

ADDITIONAL INFORMATION FROM THE APPLICANT

Since the committee report was written the applicant has submitted a revised Lighting plan and AIA with an AMS. Consultation responses are noted below in response to this.

CONSULTATION RESPONCES

Forestry: The updated AIA and AMS now reflects the layout for which approval is being sought and proposes sheet piling from outside the RPAs where the retaining walls are shown. The updated information is now accepted as appropriate to condition, subject to a pre commencement condition for the construction detail of the retaining walls, with levels information and a methodology for its installation being provided.

Ecology: Confirm that the updated lighting plan is acceptable.

Representations:

Hatherton and Walgherton Parish Council: The Hatherton and Walgherton Parish Council note that three properties will have back gardens that will overlap an ecology area.

OFFICER COMMENT

Forestry

As set out above the Forestry Officer has confirmed that the updated AIA and AMS now reflect the layout for which approval is being sought and proposes sheet piling from outside the Root Protection Areas where the retaining walls are shown. The updated information is now considered to be acceptable subject to appropriate to conditions. The Forestry Officer suggests that pre commencement conditions for the construction detail of the retaining walls, with levels information and a methodology for its installation being provided are required. The Officer considers these to be reasonable and are suggested to be added to the officer recommendation as set out below.

Ecology

Within the main officer report it was highlighted that the external lighting plan submitted in relation to condition 17 had not been updated in line with the revised plan. This has now been submitted and the Council's Ecologist has confirmed it is acceptable.

It is noted that the Hatherton and Walgherton Parish Council have highlighted that three properties have back gardens that overlap with ecology areas. These areas are generalized safeguarded zones/buffers for protected species habitats where no foundations etc can be constructed unless supervised. This would not conflict with the use as a garden area.

Conclusion

The updated details are considered to be acceptable and therefore the officer recommendation remains the same subject to the additional conditions set out below.

RECOMMENDATION – Approve with conditions (as amended below)

Delete condition 18 (Updated AIA and AMS) and replace with the following: -

- 18. Tree Retention condition**
- 19. Tree Protection and special construction measures**
- 20. Retaining wall construction details**