

SOUTHERN PLANNING COMMITTEE – 30th September 2015

APPLICATION NO: 15/3163N

PROPOSAL: Outline application for extensions to the existing warehouse, the erection of a canopy and the construction of a delivery dock and replacement car parking, including details of access, appearance, layout and scale (details of landscaping reserved for subsequent approval), following the demolition of an existing office building

ADDRESS: T I Midwood & Co, Green Lane, Wardle, Cheshire, CW5 6BJ

APPLICANT: T I Midwood & Co Ltd

APPRAISAL

Trees

Following the publication of the original officers report an Arboricultural Impact Assessment has been undertaken and submitted to the Council.

The report identifies six individual trees (comprising of Silver Maple, Horse Chestnut, Willow and Alder); 8 groups (comprising mainly of Cypress, Birch, Willow, Poplar and other ornamentals) and areas of recently established young trees to the north and west of the site comprising of Birch, Willow, Apple, Pear, Hornbeam and Oak.

The trees have been categorised in accordance with their retention value as required by the British Standard; the majority of groups and areas of trees identified as low (C category) or U (Unsuitable for retention). The four of the six individual trees have been assessed as Moderate (B) category specimens and are all young/semi mature specimens, two of which will require removal to accommodate the proposed development, together with two low value groups and an area of trees. A short section of Beech/Hornbeam hedge to the north east of the site will also require removal to accommodate the development.

Given the relatively low value of trees within the site, the Councils Tree Officer is of the view that the proposed losses will not have a significant impact upon the wider amenity of the area. Any losses could be adequately compensated within the site as part of the landscaping scheme.

Those trees shown for retention should be retained in accordance with the submitted Arboricultural Statement and should form part of any approved plans on outline.

Any future reserved matters application should provide details of a Tree Protection Scheme (in accordance with BS5837:2012) and a detailed landscape scheme.

RECOMMENDATION:

APPROVE subject to conditions

- 1. The subsequent approval by the Local Planning Authority before development of the landscaping of the site**
- 2. Application for reserved matters must be made not later than the expiration of three years from the date of this permission.**
- 3. Development to be implemented within 3 years of the date of this outline permission or expiry of 2 years from final approval of the last of the reserved matters.**
- 4. Approved Plans**
- 5. Parking to be provided before the approved extensions are first brought into use**
- 6. Materials to match existing**
- 7. Scheme for the disposal of surface water**
- 8. Retention of Trees and compliance with Arboricultural Statement**
- 9. Tree protection scheme**
- 10. Contaminated Land**

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in her absence the Vice Chair) of the Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.