

# PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2 May 2018

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
17/01176/FULMAJ	Lyndsey Hayes	3	54 - 79

## AMENDMENT TO REPORT

Para 9.32 (Trees).

Delete *“However, any mitigation for the loss of the tree would be required by condition as part of a landscaping plan. Subject to this condition it is considered that the proposal would be acceptable in terms of impact upon trees”*

Insert *“The highway authority have not raised objections to the proposed access details but if they are concerned about the impact of the access on this tree, it is a matter for them to raise directly with the applicant. It is not, however, a matter that weighs against the development, particularly as the proposed landscaping scheme will include new tree planting”.*

## CONSULTATIONS

GREATER MANCHESTER ECOLOGY UNIT (GMEU): Comments as follows;

There are no substantive ecological matters that apply to the site and no further survey or assessment is required prior to the applications determination.

The proposal seeks to provide a pond as an ecological enhancement, which is shown on the proposed redevelopment of the site plan as item 18. The location of the pond is suitable but additional detail will be required via condition should the application receive permission. This detail should include cross sections of the pond, details of methods to make base impermeable, if tests show the ground would not hold water, and planting details to show locally native non-invasive planting scheme.

It is noted that the applicant is to plant native hawthorn hedgerows. It is strongly recommended notwithstanding the benefit of providing any new hedgerow, that the species required are more diverse. It is recommended that a condition be placed on any permission if granted to provide the details of planting (i.e. distance between centres) and specification including the provision of standard hedgerow trees where suitable.

The current site offers limited opportunities to ground nesting birds and only small areas of other clearance is to occur. Therefore in this instance the use of an informative/note is suggested to draw attention to the protected status of all nesting birds (Wildlife & Countryside Act 1981) and the use of methods in construction to avoid their disturbance.

## **CONDITIONS**

- Amendment to condition 3 to remove any reference to an amenity building which is now proposed be contained within the repair storage building to read as follows;

3. Building work shall not commence on the repair/storage building hereby approved until details of the materials to be used in the construction of the external surfaces of these buildings (including the external walls, roof, and any windows) have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999). The details are required prior to the commencement of the development because they were not submitted with the application.

- Add condition 15

15. Prior to commencement of the development the following details of the proposed pond shall be submitted to and agreed in writing by the Local Planning Authority;

- Cross-sections of the pond
- Details of the methods to make the base impermeable if tests show the ground would not hold water
- Planting details to show locally native non-invasive planting scheme

REASON: This information is required prior to commencement to avoid linking of the pond to existing watercourses and potential pollutants, and in the interests of biodiversity enhancement in accordance with the National Planning Policy Framework.

- Delete condition 6 as it is not required.