

**PLANNING COMMITTEE DATE: 14<sup>th</sup> August 2019**

**APPLICATION NO: F/YR19/0556/VOC**

**SITE LOCATION: Land North of Henry Warby Avenue, Elm**

**UPDATE**

- *Parish Council: Members reiterated their disappointment that the development was going ahead and had no further comments to make*
- FDC Tree Officer has provided comments in respect of the conditions discharge submission, which are directly pertinent to the current application.

The layout of the site leaves little space for the planting of groups of trees resulting in a number of isolated **individual** trees; however, I note that where possible, the trees have been located closer to each other. I have no objection to the choice of species and consider them ideal for such a scheme. The management proposal is acceptable and will help establish the planting scheme.

- A Unilateral Undertaking has been submitted for comment and is subject to review, it is anticipated that this will be agreed in principle and will be entered into prior to the issuing of any decision to ensure the necessary infrastructure is secured
- 2 consultation responses have been submitted from one householder relating to the conditions discharge application and this submission they object on the grounds of access, density/over-development, out of character/not in keeping with area, proximity to property, residential amenity, environmental concerns, local schools/services unable to cope, noise, parking arrangements, traffic and highways. These matters have been addressed in the main committee report.
- An amended drawing has been submitted addressing the matter of site drainage, re-consultations have been undertaken and the formal response of the relevant stakeholders are outstanding - the expiry date of these consultation being beyond the committee date. Delegated authority is requested from the committee should they be minded to support the officer recommendation to enable this element of the scheme to be reconciled post committee and the necessary conditions imposed as appropriate

**RECOMMENDATION: Delegated authority granted to Head of Planning to Grant planning permission subject to:**

- (i) a Unilateral Undertaking being in place, and**
- (ii) drainage being addressed to the satisfaction of stakeholders/or appropriately safeguarded by virtue of condition ; and**
- (iii) conditions (pages 38-39 with condition 8 amended as appropriate)**