



AGENDA ITEM 6 – DC/19/1386

Additional representations received:

Eight further letters of representation objecting to the proposal have been received since the publication of the committee report. The objections largely raise issues already addressed in the committee report, covering matters including the width of the access road, highway/footway safety, and the density of development. In addition the following matters are also raised:

- Removal of pedestrian entrance to cricket field not welcome
- Access road creates opportunities for further housing to the east
- Inappropriate new planting proposed alongside the access road

Retention of Trees

Since the publication of the Committee Report, the applicant has provided amended plans which provide for the retention of the large common oak tree (T41) at the junction of the access road with Lyons Road, as well as the retention of a further 3 trees along the eastern boundary of the cricket field. The plans also provide that new tree planting will be provided within the replacement hedgerow alongside the access road. In order to retain the large common oak tree, the small extension to the drainage ditch that runs alongside Lyons Road has been removed. The Council's drainage engineer have raised no objection to these amended plans.

Officers are of the view that the retention of the four trees and inclusion of additional tree planting in the hedgerow improves the resultant appearance of the proposed site access and suitably addresses concerns raised in the representations received.

Condition 9 is no longer required and is removed from the recommendation, with Condition 22 updated to include T41 as a tree that must be retained and protected at all times during works.

Bus stop relocation:

There is an existing bus stop pole on the eastern corner of the access road with Lyons Road which sits partially within the visibility splay of the enlarged access. WSCC Highways officers have advised that this pole may require moving to allow for the splay, and that this can be suitably addressed in the next stages of the Road Safety Audit under s.278 of the Highways Act.

Barbastelle Bats

The site is located within the bat sustenance zone for the Mens Special Area of Conservation (SAC), which lies approximately 10km to the west/southwest. One of the qualifying features of the Mens SAC is Barbastelle Bats, and recent surveys have identified that there were 5 recorded passes by these bats over a two week period. (Nb the development does not occur along one of the identified flightlines for Barbastelle Bats). Three of these passes were recorded over a hedge that is to be removed.

An Appropriate Assessment (AA) under the Habitats Regulations Assessment (HRA) has been carried out by the Council's Ecology consultant. The AA concludes that the proposed mitigation of a replacement native species hedge within the main development site alongside a sensitive lighting scheme is appropriate to avoid an adverse effect on the Mens SAC. Natural

England's advice on the Appropriate Assessment is though required and is awaited. It is advisable not to grant planning permission until this advice is received therefore the recommendation is revised to read:

To approve outline planning permission, subject to no objection from Natural England, appropriate conditions and the completion of a Section 106 Legal Agreement.

Given the low number of bats recorded on the site, the Council's Ecological Consultant has advised that it is highly unlikely that Natural England would object to the Appropriate Assessment

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