

## PLANNING APPLICATIONS COMMITTEE

### ADDENDUM 25<sup>th</sup> August 2020

#### Item

#### 1. ADD to Neighbour Responses:

Letter of comment received from previous responder with the following comments:

1. Asks that Developer fells the existing tree at the bottom of this neighbours garden and replaces with smaller tree.

Two responses of objection received from one previous responder with the following comments:

1. Hedgerow to eastern boundary is no longer showing as all of it to be maintained.
2. Concerns that the above hedgerow will not be able to be maintained if a fence is erected.
3. There are some inconsistencies in the plans.
4. Agricultural Land Classification is flawed and was misinformed upon during the Borough Plan Inquiry. Land is the best and most versatile as shown by the previous crops planted on it.

AMEND Condition 2 to read:

2. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

<i>Plan Description</i>	<i>Plan No.</i>	<i>Date Received</i>
Location Plan	001	18 <sup>th</sup> June 2018
Site Layout	003 Rev T	20 <sup>th</sup> May 2020
Planning Layout	101 Rev G	14 <sup>th</sup> August 2020
Boundary Treatments Layout	005 Rev L	20 <sup>th</sup> May 2020
Acoustics Upgrades Layout	008 Rev H	20 <sup>th</sup> May 2020
Materials Layout	004 Rev J	20 <sup>th</sup> May 2020
Condition 14	CD14 Rev A	15 <sup>th</sup> May 2020
Swept Path Analysis Vehicle and Large van	108-1 Rev C	13 <sup>th</sup> March 2020
Swept Path analysis Fire Appliance & Fire hose	108- 2 rev A	24 <sup>th</sup> Feb.2020
Swept Path analysis – MPV	108-3 Rev B	24 <sup>th</sup> Feb. 2020
Detailed Soft Landscape Proposal POS sheet 1	7323-L-01 Rev K	17 <sup>th</sup> August 2020
Detailed Soft Landscape Proposal POS sheet 2	7323-L-02 Rev K	17 <sup>th</sup> August 2020
Detailed Soft Landscape Proposal on plot sheet 1	7323-L-03 Rev M	17 <sup>th</sup> August 2020
Detailed Soft Landscape Proposal on plot sheet 2	7323-L-04 Rev M	17 <sup>th</sup> August 2020
Detailed Soft Landscape Proposal on plot sheet 3	7323-L-05 Rev M	17 <sup>th</sup> August 2020
Detailed Soft Landscape Proposal	7323-L-06 Rev M	17 <sup>th</sup> August 2020

on plot sheet 4		
Archaeological Desk Based Assessment	Nov. 2017 (updated Nov. 2018) Rev v.1.1	18 <sup>th</sup> June 2018 final
Archaeological Evaluation Report	Sept 2019 V1	2 <sup>nd</sup> October 2019
A Written Scheme of Investigation For an Archaeological Evaluation	August 2019 V1.	20 <sup>th</sup> August 2019
A Written Scheme of Investigation For an Archaeological Excavation	Feb 2020 Issue 3.	18 <sup>th</sup> Feb.2020
Health Impact Screening Assessment	Feb. 2020 Final Issue 1	20 <sup>th</sup> Feb.2020
Ecological Appraisal	May 2019 Rev F	18 <sup>th</sup> June 2018
Appendix E Bat Survey Report	May 2019 Rev C	18 <sup>th</sup> June 2018
Flood Risk Assessment With Foul Drainage Proposals (Excluding outfall from site for surface water discharge)	June 2019 6190/R1_rev-	18 <sup>th</sup> June 2018
Email from applicant ref S104	8378981_dated 09/03/2020	
Report on Existing Noise & Vibration Climate (excluding appendix 1)	Rev 2	18 <sup>th</sup> June 2018
Phase 1 Geo-environmental Assessment (Desk Study)	July 2017 6190/R1	18 <sup>th</sup> June 2018
Phase 2 Geo-environmental Assessment (Site Investigation)	Dec 2017 6190/R2	18 <sup>th</sup> June 2018
Transport Assessment	May 2019 Rev 4	18 <sup>th</sup> June 2018
House Type –Willow	AA31 Rev C	13 <sup>th</sup> March 2020
House Type –Janford	NA49 Rev C	13 <sup>th</sup> March 2020
House Type –Canford	PA25 Rev C	13 <sup>th</sup> March 2020
House Type –Flatford V1	PA33 Rev C	13 <sup>th</sup> March 2020
House Type –Flatford V2	PA33-2 Rev C	13 <sup>th</sup> March 2020
House Type –Gosford V1	PA34 Rev C	13 <sup>th</sup> March 2020
House Type –Gosford V2	PA34-2 Rev C	13 <sup>th</sup> March 2020
House Type –Bentford	NA30 Rev C	13 <sup>th</sup> March 2020
House Type –Easedale V1	PT36 Rev C	13 <sup>th</sup> March 2020
House Type –Easedale V2	PT36 – 2 Rev C	13 <sup>th</sup> March 2020
House Type –Amersham	PD30 Rev C	13 <sup>th</sup> March 2020
House Type –Braxton	NB31 Rev C	13 <sup>th</sup> March 2020
House Type –Lydford	PA42 Rev D	13 <sup>th</sup> March 2020
House Type –Wortham V1	ND43 Rev C	13 <sup>th</sup> March 2020
House Type –Wortham V2	ND43 Rev C	13 <sup>th</sup> March 2020
House Type –Trusdale	NT41 Rev C	13 <sup>th</sup> March 2020
House Type –Lanford	NA43 Rev C	13 <sup>th</sup> March 2020
House Type –Bayswater (Floor Plans)	BAY1 Rev C	13 <sup>th</sup> March 2020
House Type –Bayswater (Elevations)	BAY2 Rev C	13 <sup>th</sup> March 2020
Single and Double Garages	GAR Rev C	13 <sup>th</sup> March 2020

2. ADD to Impact on Highway Safety:

WCC Highways responded on 12th August 2020 to the latest Highways Statement put forward by the Applicant (on the 7th August). WCC Highways maintain their objection to the scheme.

WCC Highways highlighted that they still had concerns (as with their previous objection) with regard to; 1. The access construction and visibility, 2. Parking along Woodlands Road, and 3. Refuse and recycling collections.

ADD to Impact on Highway Safety:

On 18th August 2020 a Highways Consultant (ADC Infrastructure) working on behalf of the applicant submitted some additional comments responding to the latest objection from WCC Highways. At the time of writing there has been no response to these latest comments.

5. AMEND + ADD to Relevant Previous History

- 033897 Works to Trees in Bulkington Conservation Area to include; Fell to ground G1, No.10 Cypress Leylandii, Fell to ground G2 No.13 Cypress Leylandii (no re-planting proposed) and fell to ground T03 Yew tree. Tree works agreed 15/03/2016.
- 032136 Proposed increase of roof height above the garage to provide rooms in the roof which includes two new dormers to the front. Single storey extension to the rear. Conditional Approval 09/09/2013.
- 010785 Consent to fell trees in Conservation Area. Tree works agreed. 13/09/2006
- 021933 (800173) change of Use of Vicarage to Residential home for elderly and infirm (Glebe Cottage to remain residential for owner). Conditional Approval 24/03/1980.

6. ADD to Consultation Responses:

A letter of support was received from Cllr. June Tandy on the 21st July 2020.