

**PLANNING AND  
HIGHWAYS COMMITTEE  
3 OCTOBER 2017**

**SUPPLEMENTARY INFORMATION**

**APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY  
INFORMATION**

- |                              |  |
|------------------------------|--|
| <b>1. Application Number</b> | <b>16/04516/FUL</b>  |
| <b>Address</b>               | <b>Playing Field Between Cradock Road City Road And<br/>Park Grange Road, Cradock Road</b> |

**For Information**

The report to committee refers to a row of mature sycamore trees along the northern site boundary fronting onto Spring Lane. These trees are considered to be of high amenity value in an area of the city lacking significant tree-cover.

While these trees are to be retained, along with a number of less significant trees within the site, further protection is considered necessary in order to prevent any loss of the trees during the construction process and by gradual loss, once the individual plots are sold off to future residents.

Therefore a Tree Preservation Order is to be placed upon the site, using delegated powers.

This does not prejudice the proposed development currently recommended for approval.

**Amended conditions**

Conditions 25 and 26 relate to the fact that gravel is not considered to be a suitable material for surfacing driveways.

25. The details shown on drawing no. SD712 Rev E relating to the proposed gravel driveways are not approved. Driveway surfaces shall not be constructed of gravel or other form of loose material and full details of a bound surface shall be submitted to and approved in writing by the local planning authority before that part of the development commences. Thereafter the development shall be completed in accordance with the approved details before each of the relevant properties is occupied.

Reason: In the interests of pedestrian and highway safety

26. No driveways, shared accesses shall be constructed until full details of an alternatively designed driveway/shared access has been submitted to and approved in writing by the Local Planning Authority and such driveways and shared accesses shall be constructed in accordance with the approved details and thereafter retained.

Reason: In the interests of highway safety and the amenities of future occupants of the site.

For clarity, and to avoid unnecessary repetition, condition 26 shall be omitted and condition 25 varied as follows:

25. The details shown on drawing no. SD712 Rev E, relating to the proposed gravel driveways, are not approved. Driveway and shared access surfaces shall not be constructed of gravel or other form of loose material and full details of alternatively designed driveways and shared accesses, incorporating a bound surface, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development commences. The development shall be completed in accordance with the approved details before each of the relevant properties is occupied and thereafter retained.

Reason: In the interests of pedestrian and highway safety

### **Additional Condition**

An additional condition is proposed requiring the submission of a detailed landscape scheme:

A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority. The scheme shall include the following information:

- An accurate planting schedule and planting plan at a minimum scale of 1:100.
- Location of specimen trees with tree pit details.
- Topsoil specification and depths.

Reason: In the interests of the visual amenities of the locality.