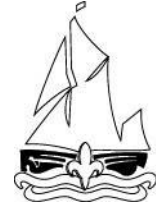


CIRCULATED PRIOR
TO THE MEETING



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
NORTH WESTERN AREA PLANNING COMMITTEE
6TH December 2023

MEMBERS' UPDATE

AGENDA ITEM NO. 6 23/00491/FUL - Land adjacent Thornfields, Purleigh Grove

Application Number	23/00491/FUL
Location	Land adjacent Thornfields, Purleigh Grove, Cold Norton, CM3 6HN
Proposal	The erection of 2No. 4/5-bedroom detached dwellings, both with carports and private amenity, with the construction of a new access road
Applicant	Mr & Mrs Kirk
Agent	Mr Zak Johnson - Front. Architecture
Target Decision Date	13.07.2023
Case Officer	Tim Marsh
Parish	Cold Norton
Reason for Referral to the Committee / Council	Departure from Development Plan

5. MAIN CONSIDERATIONS (PAGES 29- 36)

5.9.1 Trees (page 36)

Amend this paragraph to read as follows:

The site is bordered by trees particularly on the northern side where there is potential for these to be impacted by the development. Whilst the Council's Tree Consultant has advised that there is limited likelihood of direct impacts to retained trees, he has highlighted that the main access route into site would be within the Root Protection Areas of a number of trees of a significant size. He has therefore objected and recommended that an Arboricultural Impact Assessment (AIA) is submitted as part of the application. However, the access road has already been approved by the appeal decision APP/X1545/W/21/3282659 for application 21/00397/FUL, which is an extant fall-back position. It is therefore unreasonable to require an AIA prior to determination of the application. Notwithstanding this a condition is recommended that requires separate approval of details and specifications for hard and soft landscaping, including planting details.