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Report

Report subject: S/2001/2177 Co –op Redworth House site Amesbury

Report to: Northern Area Committee

Date: 25/08/05 **Author:** Mrs J Howles Area Team Leader

Purpose of report

To provide an update and to ascertain the views of the Northern Area committee in the resolution of a conflict between two planning conditions (conds 2 & 10) which means that the approved car park layout cannot be achieved without damage to the trees.

Background

The above permission was granted by NAC 1/07/02

Conditions 10 & 11 require protection and retention of the trees

Condition 2 specifies the layout drawing but does have the caveat 'unless otherwise agreed in writing by the Local Planning Authority.'

Update

The conditions relating to demolition have been complied with and demolition has taken place.

Tree protection during demolition has also been undertaken

The conditions precedent relating to the operation of the car park (20) and green travel plan (24) have been agreed.

Details have been submitted in pursuance of conditions 3 (materials) cond. 6 (Boundary wall to Flower Lane) and conds. 7 -11 hard landscaping.

Conditions 'precedent' nos. 4 (need for an agreement with WCC for off site works), 6 (remaining boundaries), 12 (noise & odours) 18 (surface water drainage) details of what is happening to existing store (25) siting of recycling facility (26) remain outstanding and need to be resolved before construction can commence.

The coop advises that they intend to retain the trees and lose three car parking spaces.

It is likely that to retain the trees successfully more spaces will have to be lost. It is estimated that this will be in the region of 10 out of an approved total of 132.

The coop intend to resite the recycling bins away from the Flower Lane boundary and amended details are awaited.

Options for consideration:



Awarded in:
Housing Services
Waste and Recycling Services



- a) Retain all the car parking spaces but lose the trees
- b) Retain all the trees but lose several (minimum 3 – estimate 10) car parking spaces.

Consultation Undertaken:

Arboricultural Officer

Has verbally advised that more than 3 spaces will have to be lost and that in the vicinity of the trees the car park surfacing will have to be hand dug and of a permeable nature. .

Recommendation

- That the requirement to retain the trees under condition 10 be adhered to and it is accepted that car parking spaces will be lost by this.
- That the recycling facility is relocated within the site – further from residential properties and it is accepted that further parking spaces will be lost as a result
- That the Head of Development Services be delegated to approve an amended car park layout which addresses a reduction in the number of spaces, the relocation of the recycling bins, and shows those areas which are to be hand dug and surfaced with permeable material.

Background Papers:

File S/01/2177

Implications:

- **Financial:** None

- **Legal:** None
- **Human Rights-** No change from scheme already approved
- **Personnel:** None
- **Community Safety:** No change from scheme already approved
- **Environmental implications:** Visual impact if trees are lost.
- **Council's Core Values:** Protection the Environment
- **Wards Affected:** Amesbury West (& East as store is to serve the whole of Amesbury)