

STRATEGIC PLANNING COMMITTEE – 3RD NOVEMBER 2022

ADDENDUM TO PUBLISHED REPORT

Agenda Item	7B
Application Number	PL/2021/04774
Site Address	Land off Coate Road, Devizes
Proposal	Residential development (up to 200 dwellings), a local centre of 0.3ha (0.75 acres) (comprising commercial business and service uses (Use Class E), drinking establishment and hot food takeaway (Sui Generis) with a GIA limit of 1,000 sqm of which no more than 725 sqm (GIA) shall be used for retail (Class E(a)). No single retail (Class E(a)) unit shall comprise of more than 325 sqm (GIA)). Associated works, infrastructure, ancillary facilities, open space and landscaping.’ Vehicular access from Windsor Drive with the western end of Coate Road re-aligned to form the minor arm of a junction with the site access road.

23 planning conditions are recommended on pages 75 to 82 of the report. As a result of further review these are recommended to be amended as follows:

- 1) Condition 4 to refer to the “Ecological Parameters Plan, ECO11 Rev A” rather than “Ecological Parameters Plan, BNG1 – Rev. A”.
- 2) Condition 4 – to refer to “Flood Risk Assessment and Drainage Strategy (Issue B - Section 9 - Foul Drainage Strategy)” rather than the “Utility Statement, 326.US.01”.
- 3) Add an additional condition to ensure tree and hedge protection as follows:

“ i) No demolition, site clearance, or preparatory laying of services or formation or alteration of a means of access shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until there has been submitted to and approved in writing by the local planning authority an Arboricultural Method Statement prepared in accordance with BS5837: 2012: “Trees in Relation to Design, Demolition and Construction – Recommendations”.

ii) Tree and hedgerow protection measures shall be erected and maintained throughout the construction phase/s in accordance with the so-approved Statement.

iii) If any retained tree or hedge plants are removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must first be agreed in writing with the local planning authority.

REASON

In accordance with the recommendations of the submitted Arboricultural Impact Assessment, in order that the development is undertaken in an acceptable manner, to enable the local planning authority to ensure the retention of trees and hedges on the site in the interests of visual amenity and biodiversity.

INFORMATIVE

In this condition “retained tree” means an existing tree or hedging on or adjoining the application site as identified in the submitted Tree Survey Report, unless specifically approved for removal in any subsequent approval for reserved matters.

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