

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2 December 2020

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
19/00615/OULMAJ	Lyndsey Hayes	01	5-38

Procedural Matters

At the time the application was submitted the council's Constitution only allowed Members whose ward the application came under to "call-in" the application to committee. Paragraph 1.1 of the main committee report should therefore have only referred to Councillor McKay as the (Tithebarn) ward Member who called the application in.

Housing Land Supply update

Since the publication of the agenda the Planning Inspectorate (PINS) has responded to the submission of the council's Annual Position Statement (APS). An update on the councils five year housing supply is set out below and is to replace paragraph 5.2.3 of the main report:

The council received confirmation from PINS that it could no longer confirm its 5 year housing land supply by using an Annual Position Statement (APS). This assessment was undertaken on the basis of a 10% buffer and the Inspector's Report

Therefore in accordance with the National Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) §73, the council will now need to be able to demonstrate a 5 year housing land supply position (with a 5% buffer) when dealing with applications and appeals. The latest available evidence on housing delivery is that set out in the council's APS submission for 2020 which demonstrates a deliverable housing land supply position of 5.9 years. The council's 5 years housing land supply position has recently been considered by an Inspector and even if the Inspector's conclusions were accepted in full there would be a housing land supply position of a minimum 5.2 years (including a 5% buffer). There is therefore full confidence that the council is able to demonstrate a deliverable 5 year housing land supply.

The updated position does not affect the assessment on principle of the development, and indeed approval of this application could assist the council in demonstrating a 5 year housing land supply.

Additional Information submitted

Since the publication of the agenda the applicant's agent has provided further clarification as to how much hedgerow and tree removal would be required along Blackpool Road to accommodate the site accesses should they be applied for in the same position at reserved matters stage. This

indicates 12 metres of hedgerow loss for the primary access and 21 metres of hedgerow loss for the secondary access as well as three existing trees to be removed in the strip of grassland for the secondary access. The agent states that the proposed landscaping scheme to be agreed at reserved matters stage would be more than adequate to accommodate these lost trees and hedgerow. In addition it is stated the proposed wildlife area to the south of the site would also include the planting of a number of new trees, areas of scrub and consolidation of hedgerow. The agent goes on to state that it is likely that more hedgerow will be lost from within the main site to accommodate the development, but the full extent of this will not be known until the final layout has been agreed. However, given the amount of proposed open space and extension to the adjacent Biological Heritage Site, any proposed landscaping will be more than adequate to replace any losses. The statement concludes by saying it is reasonable to assume that there will be no net loss of trees and hedgerow.

Officers Response: The Council's Tree Officer has confirmed that the proposed hedgerow removal and three trees required for removal to accommodate the site access could be suitably mitigated by additional planting in the areas of public open space providing that the replacement tree species are native species. There is therefore no objection to their removal subject to an appropriate landscape mitigation scheme being secured at reserved matters stage, as required by suggested condition 24.

Tree Preservation Orders (TPOs)

Following the publication of the Agenda the Council's Tree Officer has informed Officers that the trees located along the site frontage along Blackpool Road are considered worthy of protection by a Tree Preservation Order (TPO) and as a result the data has been captured and details have been put forwards to Legal Services to create the TPO. It is understood that the three trees mentioned above are included in this TPO schedule however as referred to above, the TPO Officer is satisfied that their removal, if required, could be suitably mitigated.