

Planning Committee

Wednesday 14 June 2017

Late Observations Schedule

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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1	16/0846	<u>Additional Consultee Comments</u>
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The following further observations have been received from Elswick Parish Council:

"Elswick Parish Council has previously commented on this application but has not been consulted on the observations from County Highways which makes substantial changes to the original outline plan.

Having considered the County Highways comments the Parish Council wishes to reiterate its objections on the grounds previously advised. In addition the Council wishes to further object on the grounds that the measures required by the County Council will have a detrimental visual impact on this important site located in the centre of the village. In particular the loss of the hedge whilst providing benefits for pedestrians will obviously affect the character of this important village location.

The Parish Council strongly urges the Planning Committee to reject this application but if the committee is minded to approve it the Parish Council requests the following conditions:

- *that there should only be one access to the site and that should be the existing access at Highbury Gate.*
- *that the hedge along Copp Lane must be retained and the proposed footpath should therefore be constructed inside the hedge.*
- *that the amenity land should be designated as a public open space.*

The council understand that the hedge has been a feature of the village for over 100 years and it should be assessed against the criteria in the Hedgerow Regulation 1997 act in order to ascertain if this qualifies as "Important" via a Historic Hedgerow Assessment. (30 year old hedge minimum criteria).

Additionally the Council believe that it should be retained particularly as the village is currently about to open talks with your conservation officer to develop conservation status for much of the village which we are advised is one of the best examples of medieval development in Lancashire."

Officer Response:

The above comments are noted.

The submitted Ecology Report does not refer to the hedge in question as a

Historic Hedgerow. Consultation responses from Greater Manchester Ecology Unit (GMEU) and Natural England have not referred to this matter as a concern.

Notwithstanding that, and in light of the Parish Council comment, it is considered necessary for further assessment to be undertaken to confirm the status of the hedgerow.

On this basis it is requested that Committee Members defer the application to enable further assessment to be undertaken and so the application re-presented for consideration at the next meeting on 28 June 2017.