

Item No.	Application No.	Originator:
7	17/03775/OUT - Prees	Agent
<p>Further to notification that the aforementioned application is going to committee on the 9th January, I write attaching a document containing photos and plans to help illustrate the situation relating to the access serving the proposed development and in turn the wider allocation.</p> <p>As detailed in the submission and subsequent correspondence, the subject outline application utilises the land available to the applicants (Messrs Nash) without the involvement of third party landowners. However there is every possibility that subsequent to the subject application being approved a suitable, mutually beneficial, commercial arrangement can be reached with neighbouring landowners to allow the access to be widen / improved to serve the wider allocation.</p> <p>In addition, a recently submitted application for 13no. dwellings on land to the south also affords an alternative access option.</p> <p>I am confident the committee will get a firm understanding of the situation surrounding this proposal during the site visit on Tuesday morning, but I would be grateful if you could circulate the attachment. Photos attached.</p>		
Item No.	Application No.	Originator:
8	17/01152/FUL – Aldi, Whitchurch	Tree Officer
<p>The use of Cell Web has been proposed to allow parking under the Oak trees which encroach onto the site (crown and roots). Whilst there is an argument that this is a satisfactory solution would prefer the parking to be moved away from the root protection areas from an aesthetic point of view and the problem of twigs and tree debris damaging cars parked underneath them. An area of shrubs would be another solution.</p>		
Item No.	Application No.	Originator:
8	17/01152/FUL – Aldi, Whitchurch	Applicant
<p>The applicant has commented on parts of the report noting the following (officer notes follow each comment in italics):</p> <ul style="list-style-type: none"> • Para 1.2 - The building height stated is incorrect. The correct building height is 5.14m at its lowest and 7.7m at its highest. – <i>these have been checked and the agent is correct, the report is incorrect</i> • Para 4.2.1 – the number of public comments of support is incorrect. From reviewing the number of representations of support shown on the Council's website, the Council has received 128 comments in support of the proposals. – <i>checked by officers, the agent is correct, however, a significant number of</i> 		

these are anonyms and submitted on postcards provided by Aldi.

- Typo throughout report – NMES should read NEMS
- Para 6.7.14 – the number of car parking spaces is incorrect. The correct number of car parking spaces proposed is 120. – *the original submitted plans showed 117*
- As referred to in Para 6.9.7, we would be grateful for the Tree Officer’s response to the additional information that was submitted to the Council on 30th November 2017 regarding proposed Geosynthetics CellWeb Tree Root Protection. We would be grateful for an update ahead of the committee meeting rather than wait for an update at the committee meeting. – *commented provided above*
- As referred to in Para 6.3.20, Aldi will review the success of the shopper bus at the end of the period and take a decision on whether or not to extend it beyond then. – *as noted in the report, uncertainty remains*
- As referred to in Paragraphs 6.7.17 – 6.7.19, Aldi has already rolled out a programme of ECPs on new sites. Aldi confirm that they will provide one charging point serving two parking spaces with a fast charge unit, as this is considered to be the most appropriate and compatible method for Aldi customer vehicles. – *acknowledged that provision of charging points can be provided*

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8	17/01152/FUL – Aldi, Whitchurch	Applicant
The attached letter has been received from Aaron & Partners on behalf of Aldi offering to financially support the Council should members approve the application and judicial review proceedings be commenced.		
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8	17/01152/FUL – Aldi, Whitchurch	Lidl
The second attachment to this document is a letter received from Plan A on behalf of Lidl. The letter includes legal advice from Mr Choongh, of No 5 Chambers, which comments on the legal advice from Mr Crean previously provided on behalf of Aldi.		
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8	17/01152/FUL – Aldi, Whitchurch	Local residents
Two further local objections have been received commenting: <ul style="list-style-type: none"> - many of the support comments are duplicates. - will take trade from town centre - impact on tourism 		
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8	17/01152/FUL – Aldi, Whitchurch	Case officer
In addition to the corrections noted above by the agent it has also been noted that the report refers to access to the site being off Chester Road (para 1.1 and 6.12.8) and that this is incorrect. The access is off Wrexham Road.		
Item No.	Application No.	Originator:
9	16/05336/REM – West Felton	Objectors
2 further objections have been received on the amended plans raising the following		

concerns:

- Lack of information
- Consultation over Christmas not acceptable
- Relocation of open space will impact on amenities of neighbouring residents and too close to summerhouse
- Developer should be providing allotments or bowling green rather than a play area
- Impact on views of Welsh Hills
- Lack of landscaping details

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9	16/05336/REM – West Felton	Officer

Conditions 3 and 4 are not correct on the above report and refer to another site.

Conditions 3 and 4 should be worded as follows:

3. Prior to the commencement of the development, including any works of demolition, a Construction Method Statement shall have been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

Reason: This detail is required prior to commencement to avoid congestion in the surrounding area and to protect the amenities of the area.

4. Prior to the above ground works commencing samples and/or details of the roofing materials and the materials to be used in the construction of the external walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.

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10	17/05626/VAR – West Felton	Officer

The recommendation should also reflect the requirement for this consent, if granted, to be issued subject to the applicant entering into a S106 agreement to secure affordable housing as per the S106 on the original consent issued by the Planning Inspector.

