DELEGATED REPORT

FILE REFERENCE: DET/2016/0032

MAIN ISSUES:

The siting and means of construction of the private ways.

PUBLICITY/REPRESENTATIONS:

None.

CASE OFFICER ASSESSMENT:

The application is for "Prior Approval" of forestry development, in this case, repairs and upgrades of forestry tracks. Planning permission is not required for some forms of forestry development under Part 6 of the GPDO. However, this part of the legislation requires the submission of a "Prior Notification" form. If the Council considers the proposal is acceptable in terms of its siting and means of construction, prior approval of the works can be given and these can be constructed without the need for the submission of an application for planning permission.

There is a network of forestry tracks proposed to be upgraded in the Hunthouse plantation and Back Wood (broad leaf woodland) to the east of the Rudyard reservoir. The A526 main road runs along a short section of the north boundary of the woodland and provides the access to the site. They would be repaired using locally quarried stone or recycled aggregate. The applicants, Red Rock Forestry, consider the tracks are becoming overgrown and difficult for use by vehicles needed for a proposed thinning operation which is subject to a Forestry Commission felling licence.

In terms of siting, the tracks to be repaired are entirely within the woodland and cannot be seen from the public realm, including from the main road to the north or from a public right away along the western edge of the woodland. A plan has been received demonstrating that no part of the works would be within 25 metres of the main road (as a full planning application is needed if this is the case). The proposal would therefore not harm the appearance of the area. The proposed construction materials are also appropriate.

I consider that Prior Approval can be given for the proposal and that no full planning application is required to be submitted for the works.

RECOMMENDATION:

GRANT OF PRIOR APPROVAL

Date 30/06/2016 **Signed** _____
Chris Johnston

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____