

ADDENDUM REPORT

Planning Committee



Item: 02

Site: 28 Woodland Terrace Lane, Plymouth, PL4 8QL

Planning Application Number: 25/00371/FUL

Applicant: Mr Essy Kamaie

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Trees and update to LEMP condition

Since the publication of the Officers' Report, the Council's Natural Infrastructure (NI) Team have visited the site on 09.12.2025 and have measured the stem diameter of vegetation on site. The Biodiversity Net Gain Statutory Metric User Guide defines trees as having a stem diameter of 7.5cm when measured at breast height. The NI Team concluded that there were currently two trees on site (one Holly tree – 8cm DBH and one Bay Laurel tree -10.2cm DBH). It was also noted that one further tree (Holly) was removed prior to the site visit. The NI team have recommended taking a precautionary approach and assume that this was also a small tree on the basis of previous photographs.

DEV28 is therefore considered applicable to the application. Table 28 of the SPD sets out tree replacement requirements for the removal of three trees on site as follows:

- Two replacement trees for the removal of the Holly and Bay trees based on their DBH of 8cm and 10.2cm
- Two replacement trees for the felled Holly tree (taking a precautionary approach, it is considered likely that the holly had a DBH of up to 20cm)

The NI team further consider that 7 replacement trees are required for the removed TPO Beech Tree based on previous iterations of the BNG metric stating its DBH of 92cm. Given that the tree was felled under a separate TPO consent subject to mitigation tree planting, officers consider this to be sufficient mitigation and have therefore not required additional mitigation for the TPO tree.

Officers, in consultation with the NI team are satisfied that there is sufficient space for the planting of four trees within the site. As such, officers have amended the Landscape Ecological Management Plan as follows to provide replacement tree planting:

CONDITION 6: LANDSCAPE ECOLOGICAL MANAGEMENT PLAN

PRE-DPC

Notwithstanding the submitted landscaping details, the development hereby permitted shall not proceed beyond DPC level until full details of the landscape works together with a Landscape Ecological Management Plan have been submitted to and approved in writing by the Local Planning Authority.

The landscape works shall include:

i. Soft landscape details:

a. Full soft landscape specification; plant species and size (to HTA standards), soil details, planting spec and establishment care.

This should include 4no. Replacement trees to address the loss of trees on site.

b. The arrangement of proposed soft landscape elements and soil layouts/elevations (min 1:200 scale). Plans should include a planting schedule for reference.

c. Planting details (1:20 scale or as appropriate)

ii. Hard Landscape Details: to provide:

a. Drawings identifying the arrangement of proposed hard landscape elements including (but not limited to) paving materials, and boundary treatment materials (min 1:200 scale)

b. Plans should include a specification of the hard landscape materials (e.g. paving materials), street furniture and any boundary treatments.

c. Boundary treatment details (1:20 scale or as appropriate)

All landscape works shall thereafter be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development. Any dead or defective planting shall thereafter be replaced within a period of 5 years.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with JLP policies DEV20, DEV23, DEV26 and DEV28 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 135 and 187 of the National Planning Policy Framework 2024.

Subject to this condition, officers therefore find the proposal to comply with DEV28 of the JLP.

Landscaping

Given the on-site findings, officers note that the tree labelled as being retained within the landscape plan has been felled during the application. Officers have removed the plan from the approved plans condition. The LEMP condition remains in place for full details, including maintenance and management of landscaping features, and this discrepancy will need to be addressed within the details submitted at condition discharge stage.

For the avoidance of doubt, condition 1 now reads as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Condition 1: Approved Plans

Site Location and Block Plan 9026-DR-A-X-1001 received 31/03/25

Typical Floor Plans 9026-DR-A-X-1100-A received 04/03/25

Proposed Elevations 9026-DR-A-X-1200 Rev B received 11/06/25

Site Sections 9026-DR-A-X-1210 REV A received 27/10/25

Proposed Long Elevation 9026-DR-A-X-1220-A received 04/03/25

M4(2) Compliant Dwelling 9026-DR-A-X-1300 received 04/03/25

Site Location Plan and Block Plan 9026-DR-A-X-1000 REV B received 31/03/25

Proposed Site Plan 9026-DR-A-X-1010 Rev F received 27/10/25

Reason: For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

Biodiversity Net Gain

Following confirmation of the number of trees on site, officers maintain their concerns that the baseline set out is inaccurate. Any forthcoming condition discharge application must include the pre-development baseline which must reflect the on-site habitat prior to degradation, and therefore include the three trees mentioned above, and the TPO beech tree.

Planning Balance

Given that the proposal is no longer found to conflict with DEV28 of the Joint Local Plan, officers have updated paragraph 88 as follows:

88. *It is acknowledged that the LPA do not currently have a five-year housing land supply. In this instance the proposal would conflict (in part) with the Climate Emergency Planning Statement. The proposal fails to justify the demolition and rebuild of an existing building, nor provide sufficient information on the embodied carbon of the existing and proposed building. This has been attributed a degree of harm. However, the proposal would provide six dwellings in a sustainable area of the city, close to a range of services and amenities and allows for the redevelopment of a currently vacant building and would result in the provision of some on-site biodiversity enhancements. As such, officers consider that the harm is outweighed by the benefits when assessed against the framework as a whole. The application is therefore considered acceptable and is being recommended for approval.*

The case officer's recommendation is unchanged and remains conditional approval.