

ADDENDUM REPORT PLANNING COMMITTEE 26th AUGUST 2010

Item: 9

Site: 25 Coltness Road, Plymstock, Plymouth PL9 8HA

Ref: 10/00776/REM

Applicant: Mr A Nutbean

Pages: 41

With regards to the reference to a current dwelling in the 'site description' section of the main report, this dwelling has now been demolished.

Since writing the report, a further internal consultation response has been received relating to trees. This results in the addition of the following conditions and informative (these conditions are to follow after conditions 1 and 2, so are numbered accordingly):

(3) EXISTING TREES AND HEDGEROWS TO BE RETAINED

In this condition, 'retained tree or hedgerow' means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of completion of the last dwelling forming part of the development.

- (a) No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998:1989 (Recommendations for Tree Work).
- (b) If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or is lopped or topped in breach of (a) above in a manner which, in the opinion of the Local Planning Authority leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
- (c) The erection of fencing for the protection of any retained tree or hedgerow shall be undertaken in accordance with the approved plans and particulars (or in accordance with Section 8 of BS5837:2005 (Guide for Trees in relation to construction)) before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained in accordance with policy CS18 of the Plymouth Local Development Framework Core Strategy are protected during construction work and thereafter are properly maintained, if necessary by replacement.

(4) DETAILS OF REPLACEMENT TREES

Prior to the commencement of the development hereby permitted, details of the size, species and location of 3 replacement trees shall be submitted to and approved in writing by the Local Planning Authority, and the agreed replacement trees shall be planted within 3 months from the

date occupation of the last of the three dwellings or, if this period does not fall within a planting season, by 31st January next.

Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area, in accordance with policy CS18 of the Plymouth Local Development Framework Core Strategy.

INFORMATIVE – REPLACEMENT TREES

(1) With regards to condition 4 above, 3 replacement trees are required in order to replace the trees that have been removed from the site.