

ADDENDUM REPORT PLANNING COMMITTEE 13 January 2011

Item: 6.8

Site: Dorsmouth, Drunken Bridge Hill, Plymouth PL7 1TY

Ref: 10/01814/OUT

Applicant: Mrs Maureen Lawley

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A further letter of representation has been received, which raises objections on the grounds that the proposals would necessitate the removal of mature trees, creating a visible scar on the hillside and that excavations on such a steep slope could disrupt the water table and land slip could occur.

With regard to this letter, matters relating to the impact on the character and appearance of the area (including loss of trees) and drainage are considered in the main report.

In order to preserve the roots of important trees, it is recommended that condition (10) be amended to require details of the construction of car parking spaces serving the proposed dwelling on the northern part of the site. This condition would then read as follows:

CAR PARKING PROVISION

(10) The building shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced in accordance with the details submitted to and approved by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles. In addition, details of the construction of the car parking spaces serving the proposed dwelling on the northern part of the site shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway, and to ensure that any trees or hedgerows to be retained are protected during construction work in accordance with policies CS18, CS28 and CS34 of the Core Strategy of Plymouth's Local Development Framework April 2007.

Also, it is considered that the following condition in respect of trees should be substituted for condition (12) in the report:

EXISTING TREE/HEDGEROWS TO BE RETAINED

(12) 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 or occupation 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 BS 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 Section 9 of BS 5837:2005 (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 areas 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 and hedgerows are protected during construction work and thereafter are properly maintained, if necessary by replacement, in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

An Arboricultural Method Statement (AMS) exists, which refers to the removal of a sycamore tree and pine tree. However, these trees are to be retained and therefore a condition is recommended that requires an amended AMS and construction method statement to indicate how trees would be kept clear from harmful works and where any construction compound would be. The following wording is recommended:

ARBORICULTURAL METHOD STATEMENT

(17) Notwithstanding the submitted Arboricultural Method Statement (AMS), an amended AMS shall be submitted to and approved in writing by the Local Planning Authority, which includes a construction method statement for all works, including all retaining structures, and which also details the location of any construction compound.

Reason:

To ensure that trees and hedgerows are protected during construction work in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

In accordance with Government guidance decision notices should now include a condition that specifies the approved plans, which in this case would be as follows:

PLANS

(18) The development hereby permitted shall be carried out in accordance with the following approved plan: OS location plan 944.01B.

Reason: For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

With regard to ongoing negotiations in respect of the removal of a sycamore tree and a Monterey pine, the agent has confirmed that these two trees would be retained.