CIRCULATED IN ADVANCE OF THE MEETING
ALTERATIONS AND ADDITIONS REPORT

14 February 2017

Item 8 - DC/16/3586/FUL – Rainbow Foodstore, Bungay

No further representations

Item 9 – DC/16/5055/FUL 25 Gunton Drive, Lowestoft

No further representations

Item 10 - DC/16/4457/FUL 9 Garden Lane, Worlingham

Report from Council’s Landscape Officer:

DC/16/4457/FUL - 9 Garden Lane, Worlingham

The Sweet Chestnut is covered by a provisional Tree Preservation Order (TPO) 016 - as the tree was deemed worthy of retention on this site at least for the duration of the planning application to re-develop the site.

The TPO was served on 31st August 2016 which means it must be confirmed within 6 months of initial serving, as required by TPO regulations. This would take us up to end of this month.

The site is a residential property at 9 Garden Lane, Worlingham. It is currently occupied by a bungalow. There is significant change in levels with the main portion of the site approx. 3.5m higher than Garden Lane to the west.

Apart from the Sweet Chestnut the site is largely free of trees.

The below ground constraints are the root protection area (RPA). The RPA for the Sweet Chestnut is shown as green circle and comes over the front corner of plot 1 & and driveways between both plots and just clips plot 2.

An above ground constraint is the branch spread of the Sweet Chestnut. The ultimate crown spread has been shown in an orange hashed line this covers the parking area in front of the garages.
A tree of this size and species will also cast shade; it has large leaves, that will block light in the summer and once fallen will become slippery in autumn / winter. The husks (which cover the nuts) would be spikey and again slippy on footpaths / driveways.

As the Sweet Chestnut is a significant tree in the area, the local authority would be looking to some significant planting on the street frontage of Garden Lane to mitigate its loss.

In order to mitigate its loss an ornamental Pear, Pyrus calleryana ‘Chanticleer’ (12 – 14 cm stem girth) will be planted along with a row of 9 x pleached Limes (12 to 14 cm root ball). The pleached limes will be planted at 2m centres, and will form an elevated green screen. These trees will be managed as pleached trees, and therefore their size will be maintained at suitable dimensions for the space available. The positions of these trees will be planted as shown on Tree Protection Plan (Appendix 4).

The pleached limes are shown to be Tilia x europaea Pallida (Kiser Linden) - given its proposed location I would suggest a species not affected by aphid drip such as Silver Lime (Tilia tomentosa).

There will also be a new mixed native species hedge 20m linear meters will be planted to mitigate the loss of a portion of G2, currently a conifer hedge (western red cedar).

Species will include;

40% Hawthorn (Crataegus monogyna)
20% Blackthorn (Prunus spinose)
10% Field Maple (Acer campestre)
10% Hazel (Corylus avellana)
10% Holly (Ilex aquifolium)
10% Crab apple Malus sylvestris)

We have a straight choice of keeping the tree but accept that it has some issues which may prevent it being kept long term or allow development and accept the proposed replacement planting.

The Arboricultural report also gives detailed information of the planting & 5 year after planting plan.

For trees;

The trees will be securely pit planted in holes which have been excavated to at least 0.7, wider in all dimensions than the root ball of the tree, planted at a depth no deeper than the height of the root ball / root collar and back – filled with soil excavated from the tree pit.
The trees will be supported with a treated soft wood stake inserted at a 45 degree angle to the ground, avoiding the rootball. An adjustable rubber tie will secure each tree to the stake. A spiral guard (60cm x 38mm) will be wrapped around the lower stem to prevent mammal damage. Mulch will be placed around the trees at a depth of 50 – 100mm and at a diameter of 1m to reduce weed growth.

The trees are to be maintained for a 5 year period. Work will include keeping a circular area with a 0.5m radius centred on the stem of each tree free from weed growth using either herbicide or mulch, checking the support and guard and replacing it if it fails during the period with a tree of the same species and quality.

For hedges;

It will consist of bare rooted transplants (60 – 90cm) protected using spiral shelters (600mmx38mm) supported by 90cm bamboo canes. This would be planted in random mixture in a double staggered row at 0.5m spacing. The exact quantities and location of hedgerow will depend on final landscaping layout and will be determined prior to commencement of works.

The hedging will be maintained for a 5 year period. Works will include keeping an area of 1m in width centred along the length of the hedgerow free from weed growth using either herbicide or mulch, checking supports and guards and replacing any failures during the period with trees of a same species & quality.

Further to the tree officer considerations two additional unrelated conditions are suggested: The first to deal with the issue of level change and impact on the neighbour if a high wall were to be erected under normal permitted development rights in this circumstance and the second to constrain development of roof rooms where privacy might be harmed and because the orientation of the buildings make the “front” the side in relation to other neighbours, so the General Permitted Development Order cannot be relied on to ensure neighbour amenity is protected.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) (with or without modification), no building, structure, or erection of any kind of a height greater than 1m measured from ground level within the curtilage of this site, shall be placed or erected along the boundary on the north side adjacent to number 7 Garden Lane without the prior written consent of the Local Planning Authority. Reason: To protect amenity of that neighbour from light loss in consideration of the level change.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order)
(with or without modification), no windows, roof windows, roof-lights or dormer shall be constructed on any elevation of either plot 1 or 2 unless either obscure glazed and fixed shut or opening on restrictors allowing a maximum opening of 100mm or set with the lowest glazed part not less than 1700mm above the finished floor level of any room served by such window, roof window, roof light or dormer.

Reason: to preserve the amenity of adjacent property by way of privacy.

**Item 11 – DC/16/5280/FUL 5 Vicarage Lane, Mettingham**

No further representations