

Item. 10(e): pages 131-136

Location: BEESTON: Land at Syers Lane, Beeston

Proposal: Variation of Nos 8, 9 on 3PL/2017/0702/O for the erection of two detached dwellings

REFERENCE: 3PL/2019/0065/VAR

Applicant: Rural Land Associates

Author: Mark Simmonds

CONSULTATIONS

Tree Officer- comments on the hedge at Syers Lane

The Tree Survey submitted (2nd November 2016) with the original outline application identifies 5 Woody Species which are listed in Schedule 3 of the regulations, these include, Ash, Field Maple, Sycamore, Holly and Hawthorn. I have looked at the hedge and also noted a further 2 species – Blackthorn and Rose.

This brings the total number to 7.

In addition the hedge has associated with it a number of required features, which include 2 Standard trees, a parallel hedge within 15m, a ditch along at least half of the length, a bank and less than 10% gaps.

I have not undertaken a detailed survey, but from a cursory inspection I would be of the opinion that it is almost certain that the hedgerow would be considered to be important under the 1997 regulations.

REPRESENTATIONS

A further letter of representation has been received. The issues raised have been reported in the earlier report but can be summarised as follows:

- Important historic hedgerow
- Hedgerows and trees are over 50 years old.
- Tree consultant says that they should remain and they also have great biodiversity value, together with it also being a huge feature in the landscape and appearance of Syers lane and its rural undisturbed setting.
- Removing this condition gives them carte Blanche to do as they choose with the current landscape which could have catastrophic results for any kind of preservation of the current beautiful and natural landscape, not to mention the colossal impact that will have on the wildlife which will be greatly declined.
- Should the hedgerow remain in place it would greatly improve the amount of privacy along Syers Lane and new dwellings would also benefit from a more private and secluded position.

UPDATE

The agent has submitted a hedge row report which has been considered by the Case Officer and does not change the officer's recommendation.

RECOMMENDATION

REFUSAL is recommended in accordance with the assessment made in the Committee Report.