

Item. 10(s): pages 263-278

Location: SHROPHAM: Land off Hargham Road

Proposal: New housing development comprising six self-build dwellings and associated works

REFERENCE: 3PL/2018/1071/F

Applicant: M & GW Negus

Author: Rebecca Collins

ADDITIONAL INFORMATION

The applicants have submitted additional information stating:

- The proposed footpath will incorporate a kerb and will be asphalt
- The proposal development is for self-build plots i.e. a person who intends to build or commission the building of a new dwelling, and intend to occupy the dwelling as their sole or main residence for a period of at least three years.
- This is full planning application, with a design for the future owners to follow.
- A Tree Survey.

CONSULTATIONS

Tree Officer

It's likely that there proposed footpath along Hargham road will have arboricultural implications and may be damaging to the trees and hedges. It will be necessary to provide an updated tree survey, arboricultural implication assessment and method statement specifically to deal with the construction of the footpath.

Representations

Three further letters of representation have been received stating:

- There is no visibility due to the road bend in front of Red Lodge, which would be made worse by vehicles parking on the road.
- Too many drives onto Hargham Road and people do not abide by the speed limit.
- The village is unsustainable and there are lots of houses being built already.
- This is recommended for refusal by the Highways Authority.

Officer's response

The Highways Authority and the applicants have confirmed that any subsequent footway would need to meet their standards but they maintain their objection on sustainability grounds.

The matter of self-build is covered in the officer's report.

The submitted Tree Survey states that T2 Horse chestnut with significant defect - low amenity value, T3 moderate amenity value sycamore and T4 low amenity value Horse Chestnut will be removed to

accommodate the footway. In addition, the works will extend within the root protection area of several sections of hedge on the boundary of adjacent properties (section 4 approx. 68m length; Section 5 - approx. 27m length of conifer hedge and Section 6 approx. 12m length of conifer hedge). The works will also extend within the RPA of several small Low amenity value trees (T11 - T17) on the frontage of Neville Lodge and will be close to the RPA of one larger Norway Maple T10 on the property of Faraway.

Although, there are obvious arboricultural implications from this development, it is considered that the majority of trees and hedgerow to be affected, would not be considered 'important' (conifer or Category C). The loss of the Sycamore Tree (Category B), is regrettable, however, given its species and current condition and location, adjacent to the highway, this is not considered significant to override the provision of 6 dwellings and the footway. Further information is sought about the importance of the hedgerow referred to as 'section 4' and the implications of the footway. This will be reported verbally to members of the committee.

CLARIFICATION

This application is for 6 dwellings and the site area is 0.48ha, so as not to trigger the requirement for affordable housing. The Committee report incorrectly makes reference in the 'description of development' section to the development being for 8 dwellings and a site area of 0.95ha. This is clarified in the relevant site history section which makes reference to the site area and numbers of dwellings being reduced.

Also, in the recommendation, this refers to 'Any resolution to approve planning permission, is subject to no new material planning considerations being raised during the remainder of the consultation period, which expires on 10/08/2019'. This date should read 10/04/2019.