

AGENDA ITEM 9

SCHEDULE OF PLANNING APPLICATIONS

Item 9 (b): pages 89-100

Location: ATTLEBOROUGH: Meadow Cottage Hillsend Lane

Proposal: Erection of five dwellings

REFERENCE: 3PL/2018/0467/F

Applicant: Mr Lee Devlin

Author: Naomi Minto

ADDITIONAL INFORMATION

Following revisions to the layout plan to minimise the development's impact on existing tree roots, an updated AIA was submitted, which included a plan detailing proposed road widening measures.

CONSULTATIONS

The Tree Officer raised concerns in respect of the proposed road widening measures, which involved excavation and removal of roots very close to the base of retained trees. He advised that this level of root removal would not be in accordance with current guidance and has the potential to leave trees in an unsafe / unstable condition, essentially they would become unsafe structures.

As a result of the Tree Officer's comments, Norfolk County Council were re-consulted on the need for the road widening measures adjacent to trees identified as T13-T19 on page 24 of the AIA. The Highways Officer advised that whilst he would still welcome provision of the layby (adjacent to trees T13-T19) as per the original design, he does not believe that Highways could substantiate an objection to the proposals should just this element of the offsite highway improvements be omitted from the scheme. Given the proposed improvements around the bend to the west and the widening to the east (associated with the nearby residential development) there would still be suitable opportunity for two vehicles to pass along this relatively short section of Hillsend Lane to cater for the traffic generated by the development. It would however, be essential that all other off site highway mitigation still be provided.

RECOMMENDATION

The application continues to be recommended for approval, subject to conditions and on the basis that road widening measures will not occur between trees T13-T19, as identified on the updated AIA (page 24).