

Item. 9 (f): pages 63-72

Location: North Pickenham

Proposal: Construction of single detached dwelling and access to Houghton Lane

REFERENCE: 3PL/2018/0795/F

Applicant: Mr Crossley Eccles

Author: Naomi Minto

CONSULTATIONS

The Tree Officer and Environmental Health were re-consulted following receipt of amended plans that sought to address concerns relating to the impact of the proposal on the existing trees, which included trees with Tree Preservation Orders.

Environmental Health had no further comments to make on the application. However, they reiterated the requirement for the condition previously recommended by them, to be included with any forthcoming planning permission.

The Tree Officer acknowledged that the amended plan showed a minor improvement. However, his overall opinion is that the development of this site is likely to result in future pressure for removal of the trees. He advised that should the Council be minded to approve the application, a condition should be included requiring the works to be carried out in strict accordance with the supplied Arboricultural Impact Assessment and Tree Protection Plan.

REPRESENTATIONS

Neighbours adjacent to the site were also re-consulted on the amended plans. Four representations were received raising the same points listed on pages 65-66 of the report. Further comments are summarised below;

- Unsustainable development due to impact on historic setting, neighbours and loss of amenity
- Adverse impact on views of the church and local trees
- Highway safety concerns, including traffic volume and speed
- Over development of site
- Flooding concerns

ASSESSMENT

Following a re-consultation with relevant parties, it is considered that the proposal continues to represent a sustainable form of development. However, it is acknowledged that a condition will need to be included, if the application is approved, to ensure that development of the site is carried out in strict accordance with the supplied Arboricultural Impact Assessment and Tree Protection Plan submitted in support of the application.

Whilst the development will experience some overshadowing caused by the trees, it will not be at such a level where the trees removal is essential.

The other comments have been addressed in the committee report.

RECOMMENDATION

The application continues to be recommended for approval, with the addition of a condition requiring compliance with the arboricultural impact assessment and tree protection plan.