

AGENDA ITEM 9: SCHEDULE OF PLANNING APPLICATIONS

Item. 9b&c: pages 41-52 & 53-62

Location: Colkirk, Land off Whissonsett Road

Proposal(s):

3PL/2021/1265/VAR - Variation of Condition No's 2, 7 & 8 on 3PL/2017/1354/F -

2 - To amend the approved Site Plan and Arboricultural Method Statement

7 - To amend the tree protection measures

8 - To revise the tree removal details

3PL/2021/1266/VAR - Variation of Condition No's 17 & 21 on 3PL/2017/1354/F - 17 - To amend the trigger point for approval of details to prior to commencement above slab level 21 - To amend the trigger to prior to the commencement of development, except for below slab level works to Plot 8

REFERENCE(S): 3PL/2021/1265/VAR & 3PL/2021/1266/VAR

Applicant: Breckland Bridge Ltd

Author: Rebecca Collins

UPDATE

The applicant has proposed that Condition 9 be updated, as follows:

The replacement planting proposed shall take place in accordance with the submitted planting plan 2132-WWA-ZZ-GF-GA-L-0300 PL01. The works shall take place in the first planting season November/March following approval of the planting scheme. Any trees or hedges which are removed or die within the first five years shall be replaced during the next planting season November/March with trees of the same size and species or as agreed in writing by the Local Planning Authority.

This is because the plan submitted shows sufficient evidence to demonstrate the required replanting. This is considered acceptable and raises no objection from the Tree Officer.

The Officer report refers to 5 affordable dwellings being delivered as part of the approved scheme. A viability review was actually undertaken following the first approval for this site and only 2 dwellings were considered viable to be delivered, subsequently a variation of obligation reference 3OB/2020/0015/OB was approved allowing the delivery of only 2 affordable dwellings.

RECOMMENDATION

The recommendation remains as set out in the Committee report, subject to updated condition 9.