

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
16th August 2016

Agenda item 5

Application ref. 16/00405/REM

Land to the rear of Randles Garage, Higherland

Since the preparation of the agenda report, the applicant has submitted a **Tree Assessment Report** for consideration with the proposal. The report takes into account the position of neighbouring boundary trees towards the rear of the site. The **Landscape Development Section** have assessed that information now received and have advised that the trees adjacent to Beaumaris Court (some of which are subject to a Tree Preservation Order) also need to be included in the information submitted – the Root Protection Areas and canopies of all trees that overhang the development, in order to make an assessment as to whether the development can be constructed without causing damage to trees. It would be inappropriate to seek to deal with this by condition. The Section also raises concerns in relation to overshadowing of the development from trees.

In addition **Thistleberry Residents Association** have also made the following comments:-

- The height and style of the development is incongruous.
- The use of metal roofing materials is inappropriate.
- The height of the development relative to neighbouring occupiers is inappropriate and the level information submitted by the applicant does not satisfy residents' concerns.
- The impact to boundary trees needs to be carefully managed by planning condition.
- Large vehicles will find it difficult to access the site and accommodated within the site boundary.

Your Officer's comments

Given that a number of trees within the Beaumaris Court development including at least one that is the subject of a TPO and others of apparently positive amenity, overhang by up to 4 metres the application site, within which quite significant works of excavation are proposed close to the boundary, there is concern that the development may cause damage to these trees. The applicant has not to date provided the required information to enable a proper assessment of the issue to be undertaken. Given the limited time now available before the Committee, and the likelihood that some form of amendment to the siting of at least one of the blocks may well be required to achieve a satisfactory relationship, your Officer's view is that a decision on the application should now be deferred to enable that information to be provided and discussions held with the applicant's agent

With regard to the further comments of the **Thistleberry Residents Association** those points are already addressed in the main report to the item.

The REVISED RECOMMENDATION on this application is that a decision should be deferred to enable further arboricultural information to be provided and if necessary revised plans submitted.