

**SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**10 October 2017**

**Agenda item 9**

**Application ref. 17/00445/FUL**

**Plot 37, Birch Tree Lane, Whitmore**

Since the preparation of the report comments have been received from the **Landscape Development Section**. The advice received is that the submitted information gives assurances that subject to works being completed in accordance with the latest information, that all construction works can take place within the approved Development Zone (i.e. outside the Construction Exclusion Zone).

Additional levels information now indicates that there will be no requirement for levels alterations within the Construction Exclusion Zone.

Some concern is still raised with regard to the outdoor usable space, which may lead to future pressure for the removal of woodland trees due to shading of the garden area.

Should this application be approved the following planning conditions (in accordance with BS5837:2012) would be appropriate:

- Tree Protection in accordance with P.359.13.05 and information provided in the Arboricultural Impact Assessment.
- No levels alterations to be undertaken outside the development zone.
- Approval of Arboricultural Method Statement (detailed).
- Schedule of works to retained trees.
- Submission and approval of landscaping proposals.
- Submission and approval of a tree and landscape management plan to address issues concerning the long term future of the woodland and replacement planting proposals.
- Approval of an Arboricultural site monitoring schedule.

**Officer Response**

The concerns of regarding the outdoor usable space is noted but as the proposal results in a similar outside area to that already approved under the previous application 15/00281/FUL it is considered that there can be no reasonable objection in this regard, and any applications to alter trees in the future would be assessed individually.

**Recommendation**

**Approve subject to conditions contained within Committee Report with the following amendments and additional conditions;**

- **Tree Protection in accordance with P.359.13.05 and information provided in the Arboricultural Impact Assessment (Rewording of the previously proposed condition 6 on the agenda report).**
- **No levels alterations to be undertaken outside the development zone.**
- **Schedule of works to retained trees.**