

I refer to the above and to the relevant Extract of Minute of Planning, Protective Services and Licensing Committee attached to your letter of 1<sup>st</sup> March 2017.

It is noted therein that the Committee agreed several motions as set out in the Minute referred to and that any comments are invited on the appropriate AB5 form by Wednesday 15<sup>th</sup> March 2017.

Pursuant to this, the Planning Authority wishes the LRB to be aware of the following points prior to any determination of the Appeal:

- The only substantive information provided by the Appellant (either during the assessment of the related planning application or subsequently as part of the LRB process) has been limited to a single paragraph. That paragraph states that they have carried out a tree survey of the site and that this has revealed that they do not need to remove the previously estimated 20 trees to facilitate the development but do, in fact, need to remove a total of 12 trees – 5 ash trees, 5 beech trees, 1 larch tree and 1 oak tree. This is estimated by the Appellant to constitute approximately 5% of the trees currently within the application site.
- No further information is given. The statement is not accompanied by a plan indicating the trees to be removed (or those to remain) and there is no information as to who carried out the survey. Neither has any attempt been made by the Appellant to physically demark the trees to be removed on the site.
- Whilst the Planning Authority accept the Committee's resolution that a loss of no more than 5% of the trees within the identified application site would amount to a *de minimis* reduction in the number of trees within this part of the wider TPO and that such a small scale reduction would have no materially harmful impact upon the character and landscape amenity of the site or its surroundings, Officers maintain, based on a recent detailed site inspection including expert tree advice provided by the Council's Biodiversity Officer, that given the sloping topography of the site and the likely need for substantial ground works (not adequately detailed within the development submission), together with the need to provide a new vehicular access to the proposed dwelling to include the clearance of appropriate visibility splays across the public road frontage of the site, the formation of a new bellmouth to an appropriate standard, the formation of a new driveway, and the creation of appropriate vehicle parking and turning areas within the site, that there would likely be significantly greater direct need for tree removal than the 12 trees (or 5%) specified within the Appellant's submission.
- It is therefore recommended that the Appellant provide detailed justification for their assertion with respect to the claimed 5% tree loss for review by Officers and to thus enable the LRB to make a fully competent assessment of the

issues. Officers suggest that this should take the form of a detailed tree survey of the development area within the wider application site (including any areas required for land recontouring, access, driveway, visibility splays, parking and turning etc) with the trees proposed by the Appellant for felling to be physically demarked on the site. Officers consider that this will enable Members of the LRB to arrive at a more accurate critique and will allow the LRB to attach appropriate planning conditions to limit the loss of trees to those clearly specified within the survey, should they decide that such an approach would be appropriate.