



- A full drainage survey of the existing drain conditions and structure. A blockage was found in the drain but this was on adjacent property and was the responsibility of the Water Board to resolve.

Private Reps: One further letter of objections received from the owners of 1 St Hildas:–

- Proposed house would overlook their house and garden. The associated landscaping with this development will involve the removal of a mature Silver Birch tree in the garden of number 3, which will also lead to significant overlooking from number 3. They consider that this tree is important to the local landscape character;
- The design of house does not fit in with the character of housing in the area nor does it constitute affordable housing;
- Concerned development will set a precedent for similar developments;
- The access to the site is not wide enough for emergency vehicles.

DPHEH:

The additional objection received have been addressed within the main report. Amended plans have been received that show that the existing trees in the rear garden of 3 St Hildas are to be retained. Two additional conditions are suggested to ensure that this occurs.

**AMENDED RECOMMENDATION:**

**Amend plans list to include Construction Transport Management Plan received 05.07.2017 and Drainage Survey received 05.07.2017**

**Amend condition:**

- 7. The Construction Management Plans (received 09.05.2017 and 05.07.17) shall be carried out in strict accordance with the details submitted and approved as part of this application.**

**Reason: In the interests of local amenity and highway safety**

**Additional conditions:**

- 8. The development hereby approved shall be carried out in such a manner as to avoid damage to the existing trees, including their root system, or other planting to be retained as part of the landscaping scheme by observing the following:**

**(a) All trees to be preserved shall be marked on site and protected during any operation on site by a fence erected at 0.5 metres beyond the canopy spread (or as otherwise agreed in writing by the Local Planning Authority).**

**(b) No fires shall be lit within the spread of the branches of the trees.**

**(c) No materials or equipment shall be stored within the spread of the branches of the trees.**

**(d) Any damage to trees shall be made good with a coating of fungicidal sealant.**

**(e) No roots over 50mm diameter shall be cut and unless expressly authorised by this permission no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches of the trees.**

**(f) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.**

**Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality.**

- 9. The existing trees and shrubs shown on the approved plan, other than any specifically shown to be removed, shall not be lopped, topped, felled, uprooted or wilfully destroyed without the prior written consent of the Local Planning Authority, and any planting removed with or without such consent shall be replaced within 12 months with suitable stock, adequately staked and tied and shall thereafter be maintained for a period of ten years.**

**Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality.**

#### **Additional Informative**

- 5 You are advised that as a courtesy, all local residents in St Hilda's Close should be given adequate advance notice of any large deliveries during construction that may hinder vehicular use of the Close.**

