

# **AMENDMENT SHEET**

**Planning Committee  
28<sup>th</sup> July 2022**

## **AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED**

### **7.2 220595 – School Road, Langham**

An additional letter objecting to the proposal has been received, this relates to the indicative access proposed on the layout and the potential issues arising to neighbouring occupiers in relation to headlights, noise and nuisance as a result alongside highway safety issues. This has already been raised within other neighbouring objections and is addressed within section 10.0 and therefore, this is for members information.

Furthermore, a request has been received in regard to securing a Tree Preservation Order of the Oak tree to the front of the site. It is considered that section 16.12 – Other matters should include the following additional paragraph to deal with this matter.

It is noted that concerns have been raised in relation to the loss of the Oak tree to the front of the site to facilitate the indicative access, an enquiry has been made in relation to whether this tree is worthy of a tree protection Order.

Further comment was made by the Tree Officer who has advised that whilst the tree report has categorised this as a B category tree when part of the G1 group (alongside the Holly), it is likely that if this tree was to be categorised in isolation it is likely to be a C Category tree, due to it being an old field boundary/hedgerow tree alongside its asymmetric shape. Additionally, the tree is extremely close to a set of phone/power cables, as the tree gets older it will encroach the cables and will require significant pruning which will create a much more pronounced asymmetry and more likely removal to limit the continued cost of maintenance. Moreover, the loss of this tree will be compensated with new planting which will be the subject of reserved matters. Conditions have been included to ensure a Tree Canopy Cover Assessment is to be provided prior to the submission of reserved matters to secure this detail. Furthermore, it is not considered that the Oak tree defines the streetscene, the rural hedge is a greater landscape feature and is considered much more visually important.

Lastly, it is worth noting that this application is outline in nature with all matters reserved. Given the recommendations detailed within this report in relation to design, landscape and access it is likely that the indicative layout plan will be significantly altered at the time of reserved matters application and is of limited weight in the assessment of this currently application, which is solely to establish that the principle of providing 30 dwellings on this allocated site is acceptable.