

JOINT DEVELOPMENT CONTROL COMMITTEE – 19 April 2017

Amendment Sheet

CIRCULATION: First

ITEM: 4 APPLICATION REF: 16/2149/REM

Location:

Land between Long Road and Shelford Road (Clay Farm/Showground Site).

Target Date: 1 February 2017

Representations Received:

One further representation:

129 Shelford Road

- The hedgerows are more than 30 years and meet criteria 7 of the Hedgerows Regulations 1997. They are regarded as 'important' and protected by law.
- The root protection section of the Tree Survey states a distance of 1.8m should be preserved as a buffer zone along each of the H1 hedgerows.
- The main stems of the hedgerow are only 5m apart near the midpoint of the access way. This gives 1.4m width available for the access and drainage trench which is insufficient for the vehicle access.
- There is insufficient width for emergency access without damaging the important hedgerows so the application should be rejected.

To Note:

Officer response

It is intended that the access way will be constructed to a width of 3m along its full length.

In the view of the Council's Landscape Team, the characteristics the hedge would not meet criteria 7 of the Hedgerows Regulations. Its future health has nevertheless been thoroughly considered, as set out below.

The applicant has submitted an Arboricultural Development Statement which demonstrates the protection measures for the hedgerow (and trees), to be read in association with the Tree Protection Plan. It identifies methodologies to ensure the healthy and safe retention of the hedge during and post development as guided by BS5837:2012.

The report recommends that provided the measures within the report are strictly adhered to, the trees and hedgerow highlighted for retention can be retained without undue stress on their long term health.

Notwithstanding these measures, if, in the opinion of the Local Planning Authority the hedge is significantly damaged by the proposed development, a suitable replacement can be ensured through the imposition of new **condition 9** below.

Minor alteration to condition 3

Minor rewording of the second bullet point and reason, see below.

Amendments To Text: No amendments.

Pre-Committee Amendments to Recommendation:

Amended condition 8

- The details of the design of the **existing and** proposed bollards.

Reason: To ensure the proposed materials and street furniture are appropriate in context, Cambridge Local Plan 2006 policy 3/4.

New condition 9

If within a period of three years from the date of this permission the existing hedgerow is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another hedgerow shall be planted at the same place within the next available planting season or as otherwise agreed by the Local Planning Authority. The details of this replacement hedgerow, or any alternative boundary treatment, shall be submitted to and agreed in writing by the Local Planning Authority. The new hedgerow or alternative boundary shall be erected in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by the existing hedgerow is maintained or if necessary replaced. (Cambridge Local Plan 2006 policies 3/4 and 4/4).

Decision:
