

## NORTH AREA COMMITTEE MEETING (PLANNING ITEMS)

3<sup>rd</sup> October 2013 2013

### Amendment

### PLANNING APPLICATIONS

CIRCULATION: First

ITEM: 1                      APPLICATION REF: 13/0667/FUL

Location: Land to rear of 10 De Freville Avenue

Target Date: 10 July 2013

To Note: Attached is the additional information to the consultation response by David Brown Landscape Design on behalf of the owners for the adjacent new residential development on Sandy Lane between Murfitts Patch and rear of No.3 Montague Road.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: No change

### **DECISION:**

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CIRCULATION: First

ITEM: 2                      APPLICATION REF: 13/1081/FUL

Location: T Harmer Garage, Corona Road

Target Date: 31<sup>st</sup> July 2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

### **DECISION:**

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CIRCULATION: First

ITEM: 3                    APPLICATION REF: 13/1238/FUL

Location: St Andrews Hall, St Andrews Road

Target Date: 16 October 2013

To Note: No changes

Amendments To Text: None

Pre-Committee Amendments to Recommendation: No change

**DECISION:**

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CIRCULATION: First

ITEM: 4                    APPLICATION REF: 13/0753/FUL

Location: The Mews, Mortlock Avenue

Target Date: 5<sup>th</sup> June 2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: 5                    APPLICATION REF: 13/1050/FUL

Location: 28 Elmfield Road

Target Date: 17<sup>th</sup> July 2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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CIRCULATION: First

ITEM: 6                    APPLICATION REF: 13/0909/FUL

Location: 167 Chesterton Road

Target Date: 28<sup>th</sup> August 2013

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

**DECISION:**

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**Sycamore in the rear garden of 3 Montague Road  
in relation to proposed development on  
land to the rear of 10 De Freville Avenue**



The tree was given protection under TPO 5/2003 because of its visual amenity and the substantial contribution it makes to local character. It was not *'to ensure that they are given due consideration in relation to any development proposals'* but rather to preserve the tree for its amenity value. The tree has minor imperfections, including a multi-stemmed union, but nothing that reduces its life expectancy which is greater than 40 years. The tree is therefore correctly and indisputably categorised as a Category A2 using the BS5837 (2012) cascade system. This places the highest weight on its retention and protection from harm within the context of development proposals.

The visual prominence, balanced combined crown and contribution to local character can be appreciated in the above and following photographs. The tree is widely visible along the full length of Sandy Lane and from Elizabeth Way and De Freville Avenue.





Views from De Freville Avenue direction (above) and from towards Elizabeth Way (below)







As a Category A2 tree with TPO status within a Conservation Area this tree should form a site constraint of considerable weight. Harm to this tree should form a sound reason for refusal of a single infill dwelling. Replacement is not a possibility within the application site and cannot therefore be conditioned within any consent. There is simply no room for a new tree of substance. In addition, the tree is not in the ownership of the applicant and to constructively remove a neighbour's tree is clearly not recommended. The neighbouring owner objects to the application scheme and would resist such an action. Replacement under these circumstances is therefore not only undesirable in itself but is also an entirely unrealistic proposal.



The tree forms an important element in views from the neighbouring garden, screening existing housing beyond.

The statement that *'the new dwelling can be construction without material damage to the adjacent tree'* contained in the recent Tree Officer Consultation Comments (17-9-13) is demonstrably untrue. Far from *'minor pruning works'*, the pruning work required is more properly classified as *severe crown reduction* under the recommendations of BS3998:2010. The following photographs and diagrams demonstrate beyond doubt that a crown volume reduction of greater than 30% would be required to facilitate this development. This would involve a number of cuts to branches greater than 100 mm in diameter, contrary to good practice guidance. It would imbalance the crown and form a crown lift on one side which is also beyond the BS3998 recommendation. The retention of the tree adjacent to the proposed development is therefore based on an assumption of harm to the tree.





These photographs show the substantial branches immediately above the existing garage.





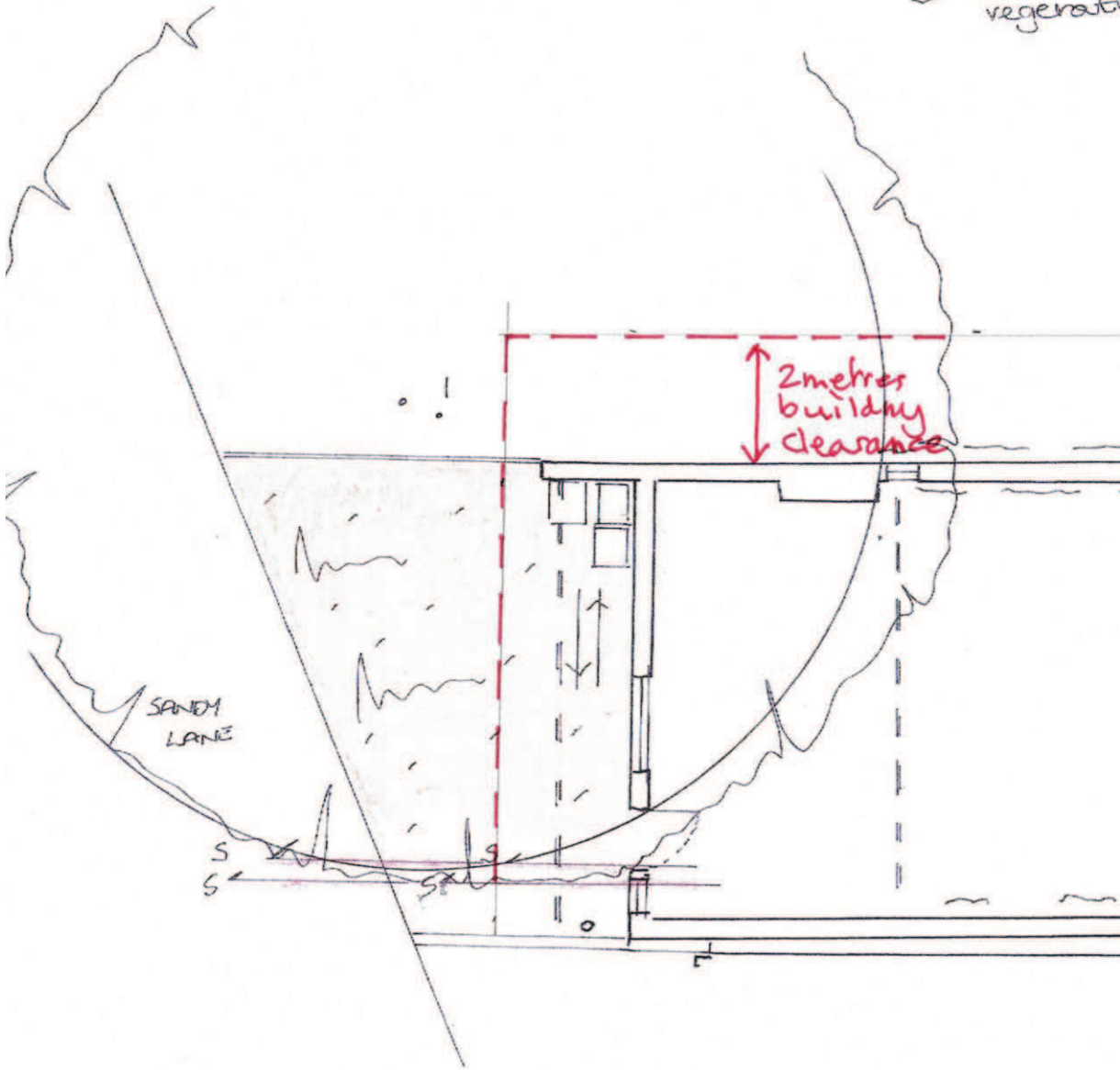


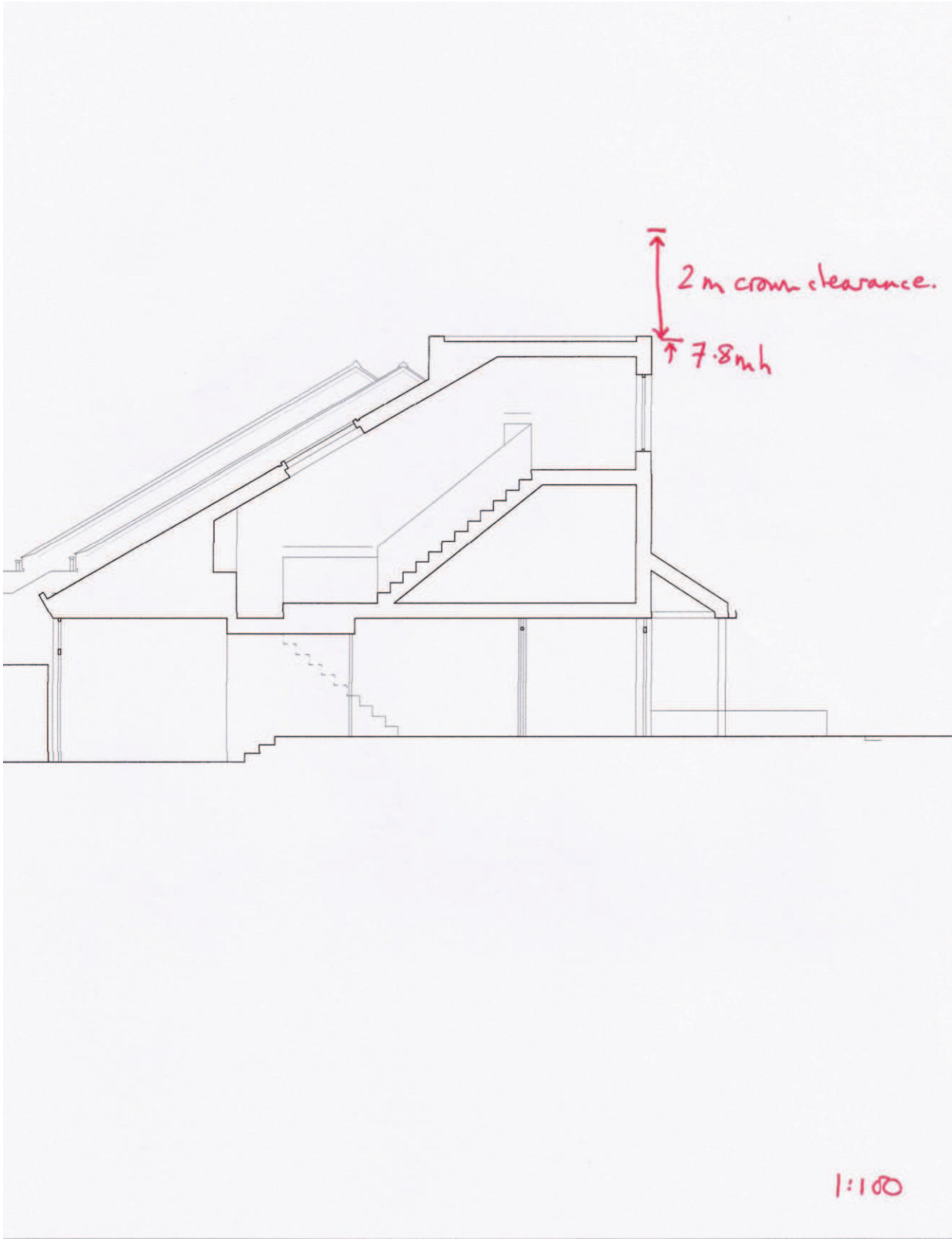
In addition to the building itself, a 2 metres building clearance pruning will be required to avoid damage to the building. The reduction pruning will need to be repeated on a four-year cycle for the life of the tree. The proposed building is approximately 7.8 metres high above the road level as shown on the application drawing section AA. A further 2 metres building clearance pruning above this height will be required, effectively a partial crown lift to 10 metres height. This equates to most of the crown visible in the above photograph. Marked up drawings are appended to show the degree of pruning required.

I therefore strongly urge the committee to refuse consent for this development, which will be contrary to the environmental aims and policies of the LDF, harmful to a landscape element of acknowledged importance and harmful to the character and appearance of the Conservation Area. Cambridge cannot afford to lose its large trees as current development site planning densities will limit space for new planting of large forest scale trees which are particularly valuable for their visual prominence and in relation to atmospheric pollution interception and CO2 sequestration!



- Canopy
- RPA
- Hedge
- Remove vegetation





**PLANNING**

Apr 2013	A	Alterations re. Conservation officer's comments
Date	Rev.	Notes

Project Title	<b>Roth - Sandy</b>
Drawing No.	<b>2491-</b>
Drawing Title	<b>Section AA</b>
Scale	1:100
Size	A3



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