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WEST / CENTRAL AREA COMMITTEE

Chair : Councillor Simon Kightley



Date: Thursday, 26 August 2010
Time: 7.30 pm
Venue: Castle End Mission, St Peters Street, Cambridge
Contact: **Direct Dial:**

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WEST/CENTRAL AREA COMMITTEE MEETING – 26th AUGUST 2010
Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **10/0607/FUL**

Location: Rectory Farm, Madingley Road, Cambridge

Target Date:

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **10/0583/FUL**

Location: Land Between 23 And 25 Kings Road, Cambridge

Target Date: 13 August 2010.

To Note: 1 Further letter received from the applicant's agent copied below. No further officer comment.

Dear Sirs

*New house on land between 23-25 Kings Rd, Newnham
Your ref: 10/0583/FUL*

Further to the consultation comments from Ian Dyer of the Highways Authority dated 22nd July 2010 I would point out the following:

- This part of Kings Rd is a private road (lane) not a public highway. As such I thought the access point to the site is at the junction of the lane with the Kings Rd and Selwyn Rd.*
- Dr Dyer is incorrect in saying the lane serves several properties, only one*

property is served beyond the application site. The lane only gives maintenance access to the playing fields beyond.

- Mr Dyer is correct in saying that vehicle visibility is only 7.5m. This is on the assumption that the hedge is not trimmed. I can confirm that the Applicant is happy to accept a Condition reducing the hedge to an acceptable height. This will achieve a visibility of in excess of 30m.*
- Finally the Applicant has no intension of applying for adoption of the lane.*

If you require further information please do not hesitate to contact this office.

*Regards
Tom B Stark*

Arboriculture comments

No objections in principle.

The site is well endowed with trees. Most of the trees are fruit or flowering cherry trees and of no significant amenity or arboricultural value. I would not wish to protect any of these trees with a Tree Preservation Order.

The Silver Birch on the site should be replaced with a suitable specimen.

There are trees on adjoining plots, 23 Kings Road and 4 Millington Road that are protected by Tree Preservation Orders. Some in 4 Millington Road may encroach onto the plot and should be protected during the construction period.

Amendments To Text: None.

Pre-Committee Amendments to Recommendation:

2 Further conditions

1. No work shall start on the application site (including soil stripping, pre-construction delivery of equipment or materials, the creation of site accesses, positioning of site huts) until:
 - a) A Tree Protection Plan, as defined in BS 5837:2005 "Trees in Relation to Construction – Recommendations", containing the following Arboricultural Method Statements/specifications has first been submitted and agreed to, in writing, by the Council's Principal Arboricultural Officer:
 - Arboricultural method statements for the precise location and erection of tree protection barriers and ground protection for all trees retained on, and adjacent to, the site, in order to establish Root Protection Areas and construction exclusion zones;
 - Arboricultural method statements for any special engineering operations

within Root Protection Areas;

- Arboricultural method statements for root pruning and root barrier installation; including specifications for root-barrier material; and root-soil back-fill;
- Arboricultural method statements for the amelioration of the rhizosphere within the Root Protection Areas comprising of de-compaction (Terravention) and soil inoculation with spore derived mycorrhizae and bio-activators; soil tilthing utilising air-spade technology; irrigation; and mulching where appropriate;
- Arboricultural method statement for any development facilitation pruning. and,

b) that there has been:

- A pre-construction site meeting between the site agent, the developers chosen arboriculturalist, and the Council's delegated Arboricultural Officer.
- All development facilitation pruning, where required, has been completed in accordance with BS 3998:1989.
- All tree protection barriers and ground protection measures have been installed to the satisfaction of the Council's delegated Arboricultural Officer.

All Arboricultural works shall be carried out by a competent tree contractor, proficient in both root-zone and aerial arboricultural work and shall follow strictly the agreed method statements and specifications.

All tree protection barriers and ground protection must be in accord with BS 5837:2005 clause 9 - "The construction exclusion zone: barriers and ground protection"

The developer shall appoint a competent arboriculturalist to oversee the project. The arboriculturalist shall monitor, record and confirm the implementation and maintenance of tree protection measures as set out in the conditions of the planning permission.

Reason: In order that adequate provision is made for the protection of trees around the site, Cambridge Local Plan 2006 policy 4/4.

2. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been submitted to and approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To ensure the satisfactory implementation of tree planting in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4).

DECISION:
