

Update to Committee Report

24/19/0021 - Erection of bungalow on land to rear of 16 Town Farm, North Curry (resubmission of application 24/18/0012)

This planning application was presented to planning committee on the 1st August and Members deferred the application for the following information:

1. Further comments from Highways;
2. Contents of ENV1;
3. Archaeological comments

Further Comments from Highways

Helen Vittery has provided the following:

'When I provided a detailed comment on the previous application, I visited the site and made a professional judgement.

In light of the discussion at that last committee and following your email below, the site has been visited again, to determine if the situation has changed and if the previous advice needs to be revisited.

I am able to confirm that there is no Highway Authority objection to this planning application. The junction alignment and visibility is not ideal, but the resulting impact of the proposed development could not be considered 'severe' when assessed against the relevant National and local guidance and as such the Highway Authority would struggle to fashion a reason for refusal that could be defended at appeal, were the application to be refused on highway grounds.

I trust that this response is clear and addresses the points raised at the last committee.'

Contents of ENV1

Policy ENV1: Protection of trees, woodland, orchards and hedgerows

Development should seek to minimise impact on trees, woodlands, orchards, historic parklands and hedgerows of value to the areas landscape, character or wildlife and seek to provide net gain where possible. Where the loss is unavoidable, the works (or development) should be timed to avoid disturbance to species that are protected by law. Adequate provision must be made to compensate for this loss.

Development which would result in the loss of Ancient Woodland, Aged or Veteran Trees will not be permitted.

The proper management of this resource for nature conservation purposes will be sought.

Archaeological comments

The following comments have been received:

'As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.'

Conclusion

Taking the above in to consideration, it is considered that the orchard has been lost as stated by the Tree Officer. Further work has also been undertaken by the applicant who has had a study undertaken which confirms that none of the trees on site are older than 40 years, It looks at each tree in turn and concludes that these trees are not worthy of protection.

The Highway Authority and the Archaeologist have confirmed that they have no objections.

It is therefore recommended that the application is determined in accordance with the committee report dated 1st August 2019.