

APPLICATION NO: 15/00681/FUL	OFFICER: Mr Craig Hemphill
DATE REGISTERED: 2nd May 2015	DATE OF EXPIRY: 1st August 2015
WARD: Leckhampton	PARISH: Leckhampton With Warden Hill
APPLICANT:	Boo Homes (Leckhampton) Ltd
AGENT:	Mr Richard Manning
LOCATION:	Land south of 205 Leckhampton Road, Cheltenham
PROPOSAL:	Erection of 10 houses and associated works (revised scheme)

Update to Officer Report

1. INTRODUCTION

- 1.1. This application was originally included on the agenda for October's Planning Committee Meeting. The application was deferred at the request of the applicant in order that revised plans could be submitted seeking to address the grounds for refusal put forward in the committee report.
- 1.2. The applicant has subsequently submitted revised plans which include:
 - a) Reduction in the number of dwellings at the site to 10.
 - b) Reduction in overall building depth of the dwellings by a metre reducing ridge heights in excess of a metre on all dwellings;
 - c) The provision of larger gaps between dwellings from 1.5 metres to 3 metres;
 - d) Plots 3, 4, 5, 6, 7 and 8 pulled forward within the site area (northward) by an average of 2 metres i.e. away from the Southern boundary;
 - e) Revisions to tree and plant species along boundaries and landscaped green;
 - f) Inclusion of post and rail boundary fence along the Southern, Western and Eastern boundaries to secure the exclusion of the landscaped boundaries from residential properties.
 - g) Proposed establishment of a 'Management Company' to ensure the long term maintenance of all boundaries and the landscaped central green which would be secured by a s106 agreement.

2. CONSULTATIONS ON THE REVISED PLANS

Tree Officer
10th October 2015

The Arb Impact Assessment and Method Statement (2/11/15) and the revised landscape mgmt. and maintenance plans (BOO19700-MAN B) are acceptable.

The Soft Landscape proposal drawing (BOO 19700 11C) contained within this landscape management plan should be adhered to. It is good to note that previous concerns, clarifications and requests have been addressed and it is vital that all proposals within tree

related documents are strictly adhered to so as to create a suitable landscape development for this location- i.e. retaining the best and most suitable existing trees as well as the planting of new trees suitable for this location and the proposed change from countryside to a domestic setting.

However whilst there is a method statement for the insertion of underground services, the actual route of these services needs to be clarified so as to ensure that there are no such tree related conflicts.

Regarding the two large mature ash trees (T's 3+4) to the south of the site, I was happy to enable the removal of these 2 trees as they are unfortunately likely to succumb to Ash die back (*Chalara fraxinea*) and die within 10 years (given predicted forecasts). This is not to say that we should not consider ash trees worthy of retention for any future schemes, but combined with their positioning to the south of the site and the likely shade/leaf drop nuisance they would likely cause to potential nearby inhabitants and the fact that the hedgerow at this end is more sparse, I considered it to be a good opportunity to establish new planting. As such the new plans include varieties of crab apple and wild cherry-not large trees, but suitable for this semi-rural location. There is also to be an oak tree to be planted in the south east corner-with time this tree will grow large.

Landscape Officer

At the time of writing, comments are awaited.

Architect Panel

At the time of writing, comments are awaited.

3. OFFICER COMMENTS

- 3.1. Officer comments and a recommendation will follow as an update once comments have been received from the Landscape Officer and the Architects Panel.