

1st December 2022 Planning Sub Committee Addendum

Item 5.1 – 22/01863/FUL 20 Rectory Park

Updates to the Report:

The existing house currently has 2 x garages. It is proposed to retain one garage for the existing house.

Since the submission of the application 18 Rectory Park has been demolished. The site has been entirely cleared.

Paragraph 8.4 (Conclusion) – This paragraph incorrectly refers to four houses being built when it is only two.

Item 5.2 - 22/01376/FUL – 1 The Ruffetts

Conditions

Pre-commencement (additional condition)

Tree condition with 2 parts – Part A: a condition to ensure the trees to be planted in the site of the existing house is done before the commencement of development; Part B: tree planting within the proposed site to be done prior to occupation.

Pre-Occupation (additional condition)

Windows: Side windows should be obscured glazed and non-openable up to 1.7m from the internal floor level.

Informatives (addition informative)

The planning approval only relates to development within the red line site boundary and does not grant permission for any changes to the layout of the existing dwellinghouse to the front of the site.

Updates to the Report:

Paragraph 8.40 – This incorrectly states that 6no. new trees will be planted whereas the proposal actually seeks to plant 7no. new trees.

Paragraph 8.41 – Amended as follows: There is a street tree to the front of the site which will be retained. The Arboricultural Statement sets out the root protection of the tree and demonstrates that the proposed crossover would be just outside of this. ~~However, to ensure the life of the tree is not detrimentally impacted by this development, an engineering option should be incorporated to do any necessary levelling out of the surface of the verge to facilitate the crossover, with a permeable surface (for example, geocellular confinement system). This would negate the need for a tarmac surface, and it would also protect the tree, and the appearance of the verge. Details of this are required via condition.~~ **In respect of the new crossover, the full details of this will be dealt with by way of a separate Section 278 Agreement, in conjunction with the highways team to ensure that this does not damage the existing street trees.**