

PLANNING COMMITTEE
Thursday 22 February 2018

- ADDENDUM TO AGENDA -

Item 6.1 17/05867/FUL: Land R/O 16 Highfield Hill

Since the publication of the Officer's report, two additional neighbour representations have been received, covering trees/boundaries and drainage. Taking each of these in turn:

- **Trees/boundaries:**

- The representation (from a neighbour who has already objected to the application) queried the boundary and location of a tree (a preserved mature oak, T3). This included the neighbour sending the Council the registered title for their property, 19 Hamlyn Gardens. This shows that the red line boundaries of their property and the application site do align. The alignment of the boundaries has also been confirmed by Officers reviewing official Land Registry title plans for the subject site and 19 Hamlyn Gardens.
- The outstanding concern/inconsistency therefore relates to the location of T3 and whether it is entirely within the application site, on the boundary or within the adjoining garden. The plan contained in the neighbour's registered title does show T3 is partly within their site/on the boundary with the application site. However, neither of the official Land Registry Title Plans for the application site or no. 19 show tree locations.
- Having reviewed Land Registry Plans, Officers are satisfied that the application's red line boundary is correct and the application remains valid. The exact location of a tree is a civil matter and needs to be resolved between the relevant parties.
- With regards to the acceptability of the planning application, T3 would in any event be retained and would not require removal as part of the application. The exact location of the tree is therefore not considered a material planning consideration which requires resolution prior to determination and the application has sufficiently assessed the scheme's impact on T3. However, if T3 is actually located slightly further east (closer towards/on the boundary between the application site and 19 Hamlyn Gardens), the application's potential effect on T3 would be even less than that identified in the arboricultural report.
- Officers have also re-approached the applicant on this issue. They have confirmed that boundary lines do align and that the inconsistency between the various plans/title deeds etc relates to the location of T3. The developer however confirmed that their site plan, including the location of the trees, is based on a measured survey undertaken by specialist land surveyors in 2015. They have no reason to doubt that the measured survey (and therefore their application drawings) are inaccurate.
- The neighbour has also recently been in contact with the Council's Tree Officer in relation to the proposed tree works. To ensure acceptable pruning works are carried out in line with the submitted arboricultural report, it is considered that a further condition should be added to the permission which requires the developer to meet with the Tree Officer to discuss and agree a detailed pruning specification prior to commencement of works on site.

- **Drainage:** The representation (a new neighbour objection) queries drainage issues at the site and raises concern that the proposal could increase drainage issues/ground water flood risk to houses in College Green. Drainage and flooding issues are dealt with in the Officer's report and secured via proposed conditions.

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