

PLANNING AND LICENSING COMMITTEE

11th November 2015

ADDITIONAL PAGES

ADDITIONAL PAGES - CIRCULATED TO MEMBERS BY POST

**AVAILABLE FOR PUBLIC INSPECTION UNDER THE PROVISIONS OF THE
LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

Pages 1 - 15

PLANNING AND LICENSING COMMITTEE

11th November 2015

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
01	15/03215/FUL CT.2609/Y	Email Correspondence Between Neighbourhood Services Officer and Ward Councillor re: Clarification of Noise Conditions – Please see attached.
02	15/01020/OUT CD.2518/H	Four further letters/emails of objection received - i) Wish to endorse BEAG's objection to the planning application ii) View from crossing point to west is affected by setting sun. Vision at the blind corner is significantly reduced due to the setting sun and with the approaching vehicle taking the bend at a substantial speed & moving towards the centre of the road, the decision to place a crossing point here is not just unsafe it is suicidal! iii) There is significant heavy goods traffic along this road on a regularly daily basis and with parked vehicles in or around the corner, it is only possible for traffic to move in one direction at a time. iv) The alteration appears to be a separation of the pedestrian and vehicular access points and the removal of the species rich native hedgerow to improve visibility at the proposed vehicle access point. None of these alterations change the extreme dangers I referred to in my last letter of objection dated 20th October 2015. Because of the east/west orientation of this stretch of road mitigation cannot be achieved by moving access points. For many years I have often walked my dog along this road, but when the sun is low

		<p>because of the extreme dangers I choose to walk a different way. Residents of a proposed development would not have the choice as I currently do. My statement about the risks at this point from my previous objection letter remain unchanged by this revision of the Masterplan: ---if planning permission is granted and this access arrangement is agreed to, when an accident occurs, which unfortunately it undoubtedly will, the planning committee are likely to be culpable, having been warned of the likely dangers in this letter. It therefore follows that as the sun cannot be dimmed or re-aligned.</p> <p>Updated Access details received – Separate Attachment</p> <p>Section 106 Community Contribution request from Blockley Parish Council – Separate Attachment.</p>
03	15/03546/FUL CD.9514	<p>Further correspondence from objector received - Separate Attachment</p> <p>One letter of support received -</p> <p>i) The absence of a mobile signal in the village is a perpetual inconvenience. We now have adequate broadband but the one last element of connectivity that is missing is a mobile signal. Mobile coverage is crucial not just for people's personal lives but for all of the people who work in the rural economy. The mast is far less intrusive than an ordinary electricity pylon of which there are many dotted around the Cotswolds. There is no good reason for rejecting the mast and keeping the village in the Middle Ages.</p> <p>Ministry of Defence – No safeguarding objections to this proposal.</p>

04	14/00188/FUL CD.0411/S	Agent – Revised Elevations and floor plans.
05	15/03052/FUL CT.4203/2/K	<p>Case Officer - i) The Ward Member, Cllr Coleman, has requested the addition of the following reasons for bringing the application to the Committee:- that this is arguably a major application, given the number of people who will be living at the site;</p> <ul style="list-style-type: none"> - to consider the issues of size, scale and massing; - to consider the effect on neighbouring properties. <p>ii) In the description of the proposals on page 139 of the Schedule reference should have been made to the use of some render walling within the development in addition to the use of natural stone. Amendment of the third condition on page 147 to also refer to render and an additional condition to approve the colour and texture of the proposed render are therefore recommended.</p> <p>iii) The applicant has also provided a further update to the boundary landscaping proposals (please see attached drawing 15072.103).</p>

Scott Britnell

From: Karen Dixon
Sent: 06 November 2015 13:13
To: Scott Britnell
Subject: FW: COLT CAR COMPANY WATERMOOR CIREN

Scott,

Please see below the enquiry made by Cllr Brassington for your information .

Karen

From: Karen Dixon
Sent: 06 November 2015 13:12
To: Ray Brassington External
Cc: Amanda Morgan
Subject: FW: COLT CAR COMPANY WATERMOOR CIREN

Ray,

Mandy has asked me to respond to your email.

Having reviewed the application I see that the main objections relate to visual impact and the submitted photographs show the close proximity of the installed structure to neighbouring gardens. Some concerns have also been expressed about the potential for noise disturbance from fork lift trucks. In recommending a noise condition we are taking the view that noise from the activity is not so substantial so as to be a blockage to development and can be mitigated. In submitting mitigation proposals I would expect the applicant to focus upon limiting the frequency and times that the area is used for loading and unloading and the type of fork lift truck to be used.

Regards

Karen Dixon
Principal Neighbourhood Services Officer

From: Amanda Morgan
Sent: 03 November 2015 11:28
To: Karen Dixon
Subject: FW: COLT CAR COMPANY WATERMOOR CIREN

From: Ray Brassington
Sent: 03 November 2015 10:56
To: Amanda Morgan
Subject: COLT CAR COMPANY WATERMOOR CIREN

Mandy

The above application for external metal racking is to be heard at Planning Committee on the 11th Nov. The Town Council and local residents have objected and one of the reasons is noise. Your EPO has not objected but recommended a noise condition requiring that the applicant submit a scheme to control noise. Presumably he/she considers that controls can be

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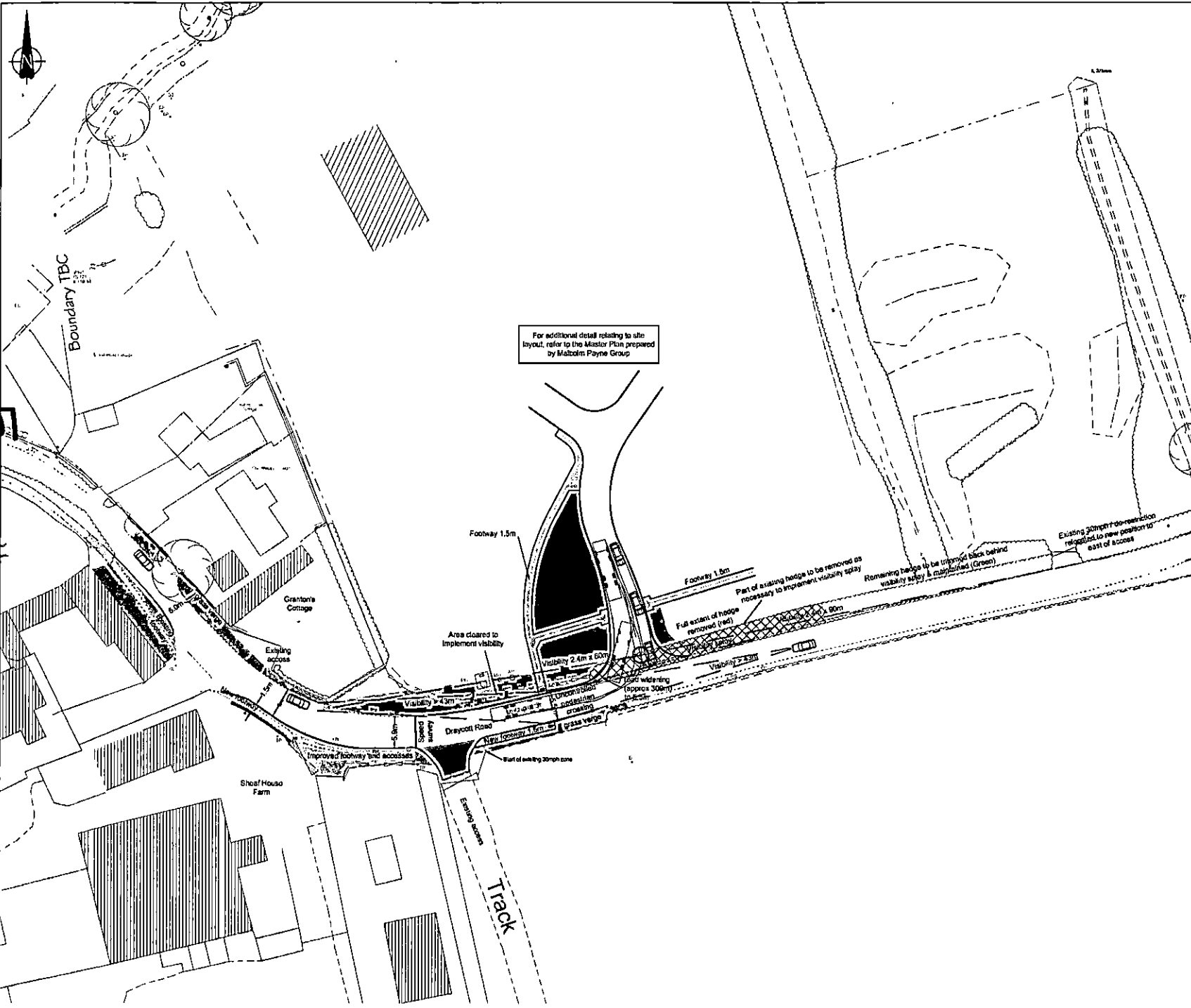
Item 01
15/03/215/FUL
CT. 2609/14.

put in place to prevent noise disturbance to residents where the building is literally at the bottom of there gardens.I would like to know what sort of measures can be put in place and whether the applicant has been asked to submit any such details as part of the application.

regards
Ray

4A

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CT.2609/y.



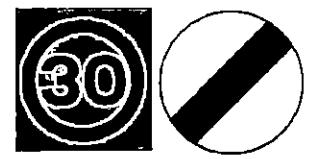
The Contractor is to advise and verify in consultation with the Architect details of work to be done, but he is not to be responsible for the design of any work which is not shown on the drawings. He is to be responsible for the design of any work which is not shown on the drawings. He is to be responsible for the design of any work which is not shown on the drawings.

This drawing is not intended to show details of ground conditions or ground improvement. Each case of ground which appears to require any structural treatment (including foundation) shall be investigated by the Contractor. Any areas of settlement or soil movement shall be investigated by the Contractor. Any areas of settlement or soil movement shall be investigated by the Contractor. Any areas of settlement or soil movement shall be investigated by the Contractor.

Where existing trees are shown to be retained they shall be protected to a minimum of 1.0m from the edge of excavation for safety. All trees to be retained shall be shown on the drawings. All trees to be retained shall be shown on the drawings. All trees to be retained shall be shown on the drawings.

It is the Contractor's responsibility to ensure that the design of any work is in accordance with the requirements of the relevant building regulations and other applicable legislation. It is the Contractor's responsibility to ensure that the design of any work is in accordance with the requirements of the relevant building regulations and other applicable legislation.

NOTES
Signs to be re-located east of access at suitable location agreed with HA.



C	Master Plan amended. Footways of 1.5 metres	02/11/15	NRV
B	Pedestrian visibility added. Street name added	19/10/15	DA
A	Pages are amended to A2 to include information previously provided on drawing 202.	24/08/15	DA
	First issue	10/01/15	NRV

Rev.	Description	Date	By
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Project
**Land at Drayton Road
Blockley, Glouce**

Title
**Proposed Access
& Visibility**

BANNERS GATE
CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES
10-11 Birmingham Street, Halesowen, West Midlands B63 3HN
Tel: 0121 687 1500 Fax: 0121 687 1501
E-mail: mail@bannersgate.com

Scale	1:500 @ A2	Drawn	NRV
Date	Jan 2015	Checked	NRV
File	P1025	Drawn by	P1025/201C

61

Handwritten notes on the left margin: 'Handwritten notes on the left margin: CD:25181H'.

Blockley Parish Council
Section 106 Community Facilities Consultation (Revised 26 October 2015)
Response for Little Shoe Broad, Draycott Road, Blockley
Application Number 15/01020/OUT

Parish Context

Blockley is a Civil Parish which comprises Blockley as the principal village, plus four other smaller villages and surrounding settlements:

- Aston Magna
- Draycott
- Paxford
- Northwick Park

The total population is 2041 (2011 census) of which it is estimated that 1277 can be directly associated with facilities within Blockley village.

Open Spaces

Parish assets include several small areas of registered common land, Churchyard, separate cemetery and play areas. These contribute to open space requirements and provide a basis for calculating developer contributions towards the cost of infrastructure management.

Play, Sport & Recreation

With reference to the NPFA Six Acre Standard, four of the villages have play areas which fall within the 'play facilities' category. Using a calculation of 0.8 hectares per 1000 population, the overall 'play area' provision is 1.63 hectares, against a target of 1.6 hectares.

The play areas cater mainly for younger children and facilities for 'outdoor sports' for use by older children are much more limited. Using a calculation of 1.8 hectares per 1000 population, the overall 'outdoor sports' provision is 1.5 hectares, against a target of 3.67 hectares. Of significance is that the existing provision is a privately owned, members only, sports club with no access for unsupervised or random youth play activities.

On that basis, the Parish has a priority to purchase and develop a NEPA (Neighbourhood Equipped Play Area) to provide for both grass and hard surfaced sports activity.

Burial Grounds

Burial grounds remain in use and both Churchyard and Cemetery provide for regular pedestrian transit. The Cemetery, at the junction between Station Road and Draycott Road, has a frequently used footpath that provides the most direct and off-road route from Station Road to and from the Primary School, village shop and village halls.

The present path is on a gradient and constructed of aggregate / hardcore which is insufficiently robust to withstand heavy rain. Plans are being made to resurface the footpath with a tarmac surface.

Developer Assumptions

From the planning application, a development of up to 33 residential homes is proposed. A development contribution multiplier of 23 dwellings x 2.5 persons/dwelling (57.5) is used in the following contributions table.

Developer Contributions Sought

	Calculations	Developer Contribution
Developer proposed on-site play area (LAP)		
Estimated Play Equipment cost (by developer)	£10,000.00	
Equipment depreciation/year (10 years)	£1,000.00	
Annual maintenance & safety cost	£240.00	
Total cost/year	£1,240.00	
Community cost for 10 years / Developer contribution	£12,400.00	£12,400.00
Cemetery Path improvement		
Estimated cost for foundation and tarmac surface	£7,100.00	
Cost per Blockley resident (1277 residents)	£5.56	
Developer contribution (Resident cost x 57.5)		£319.70
Open Space maintenance (annual average)		
Estimated cost for foundation and tarmac surface	£2,378.00	
Cost per Parish resident (2041 residents)	£1.17	
Preventative maintenance for 25 years	£29.25	
Developer contribution (Resident cost x 25 x 57.5)		£1,681.87
Play Area maintenance (annual average)		
Estimated cost for foundation and tarmac surface	£2,809.00	
Cost per Blockley resident (1277 residents)	£2.20	
Preventative maintenance for 25 years	£55.00	
Developer contribution (Resident cost x 25 x 57.5)		£3,162.50
Burial Ground maintenance (annual average)		
Estimated cost for foundation and tarmac surface	£5,399.00	
Cost per Parish resident (2041 residents)	£2.65	
Preventative maintenance for 25 years	£66.25	
Developer contribution (Resident cost x 25 x 57.5)		£3,809.37
Parish Recreation (NEPA) provision (estimated Capital Cost)		
Estimated cost for foundation and tarmac surface	£100,000.00	
Cost per Parish resident (2041 residents)	£49.00	
Developer contribution (Resident cost x 57.5)		£2,817.50
NEPA maintenance @ 17% (Sports England Life Cycle costs)		
Sinking fund @ 4% (Sports England Life Cycle costs)	£17,000.00	
Total maintenance costs	£4,000.00	
Cost per Parish resident (2041 residents)	£21,000.00	
Preventative maintenance for 25 years	£10.29	
Developer contribution (Resident cost x 57.5)	£257.25	£14,791.87
Total Developer Contributions Sought:		£38,982.81

15/03546/ALC

2 Nash Cottages
Sevenhampton
Nr Andoversford
Glos
GL54 5TN
October 30th 2015

Dear Mr Perks

Ref: Arqiva letter in response to objections dated 9th October 2015

Thank you for following up some of my concerns regarding the planning application for a telephone base station at Nash Barn. I have now had time to consider the letter received from Arqiva and take expert advice to help inform my response.

With reference to the lengthy repeated explanation of MiP may I draw to your attention to the age of the project. It is now almost three years old and has been superseded by new technology that enables better coverage than a mast. It appears these new solutions are being rolled out across the UK at a rapid rate.

Many Local Authorities are insisting on full consultation and independent technical advice before considering a mast. As a result many applications have not reach the planning stage in favour of exploring and selecting alternatives.

I remain concerned the committee will not be in a position to make an informed decision without the necessary technical advice sought by other Local Authorities

Mr Fradgley states he believes he did undertake consultation in accordance with the code of practice and cites two events the 3rd September flag wave event and the 16th September Parish Council meeting both of which occurred after the application had been formally submitted (some weeks previously on 14th August). Attempts by local residents to follow up these events with Arqiva were met with refusal stating there was no point.

Neither of these can be considered consultation on behalf of the applicant as there was no possibility to participate in any purposeful dialogue as the application had already been submitted.

The application states the consultation rating for this site was the highest (red). Common practice by Arqiva when rated at this level is to undertake a series of local events to enable local residents to participate and inform the application with local knowledge. Why was this not undertaken for this application?

I also understand from Kevin Field Arqiva submitted a request for pre application consultation just a couple of days before they formally submitted the application leaving CDC no opportunity to provide that advice. Yet I note the application infers pre application consultation was obtained

I note the letter has corrected the inaccuracy in the initial application and now state 18 not spots not the original 63 as stated in the application.

With reference to the request for more detail regarding 'not spot's this was not what was asked. What was asked is why Arqiva had not presented coverage already in existence. This is easy to view on independent and MNO websites. Therefore the claims made regarding existing coverage are

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substantiated by credible sources and existing coverage is a critical piece of information when considering the benefit of additional coverage.

The existing coverage includes areas surrounding the villages intended for this application. Therefore, claims regarding benefits in relation to roads, rights of way and contact with emergency services should be considered in the context of this and as above existing coverage is a critical piece of information.

With regard to 'Not Spots' the information presented in the application and discussed at the parish council shows parts of Sevenhampton still will not be covered despite this proposal.

Given the omission of information showing existing coverage which is extensive and the 'not spots' still not covered by the application it does raise the question how will benefit be measured when compared to the level of harm and value for public money. (I understand from DCMS data the average cost for a mast this size is £180k)

I am concerned an important planning committee consideration is the level of benefit Vs level of harm and without a clear understanding of what areas are already covered I cannot see how the committee will be able to know what additional benefit this mast will bring.

May I remind you this project has been superseded by new technology and the MiP project as a solution has been viewed as unsuccessful by many experts and is intended to close in March 2016. (During the life span of the project only a very small handful of masts has been achieved).

In addition Mr Fradgley's states new initiatives are principally to address partial 'not spots' this appears to contradict MNO statements that say they cover 'not spots'

Mr Fradgley corrects the 100% coverage aim and reports 90%. This appears to be outdated as there are many recent quotes from MNOs they now aim to achieve 98% by 2017. This seems to be because of the new technologies piloted in 2014 and currently being rolled out at a significantly greater rate than the outdated mast model.

There are of course areas where the new technology is not possible however it is believed Sevenhampton and Brockhampton would be able reap the benefits of an alternative due to the availability of fibre optic services. However, there appears to be no time to consider this and priority has been given to only considering the application presented. I do believe this should be explored in much greater detail before considering the need to subject an ANOB to an unnecessary unsightly structure.

The government view additional base station sites are required was made at the outset of the initiative in 2013 and has been superseded by new technology which as previously stated does not necessarily need a base station

Mr Fradgley states, because the principle means of providing an umbrella of coverage is a base station this makes masts acceptable in an ANOB. This may have been the case when there were no alternatives, however, an 'umbrella' approach is now not the only way to address coverage. Surely it would be irresponsible not to explore alternative solutions knowing they are available before agreeing to increase the number of unsightly masts across an Area of Outstanding Natural Beauty.

I find I must correct the statement referring to the number of sites put forward, at your request, it was not three it was in fact eight. It seems futile to challenge a number of misleading points made in the letter regarding the particular sites as Mr Fradgley makes it clear the timescales Arqiva are working to doesn't allow any local contribution to site considerations and the application has already been submitted without undertaking any consultation.

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Its disappointing Arqiva felt it necessary to address this project so late in the day. However, as you will be able to search for yourself many Local Authorities have found need to refuse these applications and very successfully pursued alternative new technologies without the need to use public money.

Mr Fradgley states Arqiva received more up to date not spots information in April 2014 and used this to inform selection of this site. This was 18 month out of date by the time the site was presented and many local residents know from personal experience all 4 MNOs have significantly improved coverage over the last one to two years (including 'not spots' coverage).

The letter states the application was submitted on 14th August. The CDC website states it was submitted on 13th August and validated on 14th August. If Mr Fradgley's date is accurate then a validation could not have been recorded on the 14th and a valid application was not in the planning process until at the very earliest the day after the government deadline required to be considered for funding. This raises a second concern regarding accuracy and compliance with required deadlines and I feel this should be clarified.

The concern raised with Arqiva was the haste at which the application was prepared simply in order to meet the deadline and as a result there are a number of omissions, inaccuracies and misleading statements contained within the application that no one had the opportunity to question prior to submission.

The letter reports a number of sites elsewhere in the UK did not reach the planning stage in time and as a result will not receive the public funded *benefit* of coverage through MiP. I am in contact with some of these sites and aware the delays were caused by similar concerns to those raised against this application. I am also aware many are now successfully pursuing coverage through the use of new technology and are fully supported by their Local Council and MP in doing so.

I challenge the claim there are clear benefits. These are limited to a few residents, less than 20% of the local population and based on out of date data with the omission of current coverage knowledge. It also does not take into account alternative solutions that enable coverage without any visual impact.

The concern raised regarding the area being an RAF low flying area was related to the possible need for an infra red light at the top of the mast . The area may not be near an aerodrome and no assumption was made it **will** be an obstacle for low flying aircraft. However it is an area regularly used for RAF low flying exercises including touch down in nearby fields. The request was to assure this was not an issue. The concern is - if it is not clarified ahead of committee and the application is approved what happens if the relevant authorities do require a light. There is no light pollution in this area and the proposed sight is within 40m of the nearest habitable room of the attached residential properties. This concern has been dismissed through an assumption it is not an issue rather than formal checking. It is concerning the Local Authority has not requested official confirmation from the relevant authorities and I request if this has not been undertaken in recent weeks it is undertaken prior to any committee decision.

I note the letter from Mr Fradgley makes no reference to the concerns raised regarding noise from the cooling systems and I remind you of the close proximity of the residential properties in an area where there is no noise pollution. This concern was raised directly with Mr Fradgley at the Parish Council meeting and he agreed to undertake a noise test (something he reported has been undertaken at a number of proposed sites). He was going to report directly back to both the LPA and the Parish Council and I do not believe the Parish Council have been informed of the outcome of any tests.

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In addition concerns were raised regarding wind noise through a lattice tower. The proposed location is on an exposed high point directly in line of the prevailing westerly winds. The level of noise from this type of structure is well evidenced and a regular concern when considering planning applications of this type.

Both of these concerns were also raised as part of the formal consultation process.

If tests have not been carried out to address concerns regarding both factors relating to noise I request these are undertaken prior to any committee consideration of the level of harm.

A final omission from Mr Fradgleys letter is the concerns raised that a second mast is likely to be needed within three to four miles due to 'not spots' still not covered by this proposal and the missed opportunity to address lack of coverage to the East.

Mr Fradgley also dismisses any possibility of alternative mast designs favouring the most basic unsightly option. There has been no time to investigation potential alternatives to this.

In summary this application appears to have been treated in the same way any small scale domestic application would be. With no recognition regarding the known complexity, scale, technical aspects or potential for controversy.

There also seems to be a general theme relating to the lack of recognition/knowledge of alternative solutions that potentially provide much greater opportunities to achieve better coverage. These solutions are commercially viable and led directly by the MNOs. As a result they do not require propping up through the use of public money and are currently being successfully rolled out across the country at a fast pace.

There also remains a number of outstanding issues of concern particularly in relation to design and noise and light pollution all of which could have been addressed at a much earlier date had Arqiva undertaken consultation with local residents and it's unfortunate these require addressing at such a late date

May I take this opportunity to assure you whilst my initial interest in the application was due to the closeness to my home I support fully both the need to address mobile coverage and seeking a solution. What has become clear, through a concerted effort to understand the detail of this application, is the fact there are alternative solutions that would surpass the benefits of the proposal without any level of visual harm. I would therefore find it both ethically and morally wrong to condone/support spend of public money unnecessarily when there is knowledge of commercially viable alternatives and these have not been taken into account. I would also find it irresponsible to unnecessarily subject an ANOB to large unsightly structure.

Thank you again for following up my concerns I hope you will be able to address the checks required in relation to light and noise pollution as requested in this letter before a committee consideration of the application. I also hope you are able to challenge the design selected.

I would also appreciate it if you could confirm how you plan to proceed with these checks

With Regards

Claire Allen

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Hem03
15/03546/FUL
CD.9514.



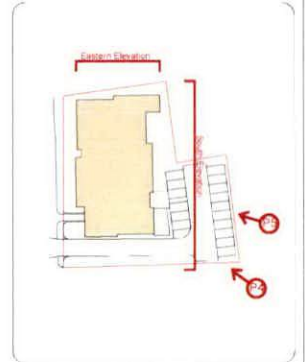
P4, Car Parking Courtyard



P5, Southern View Of The Development



Southern Elevation



Aerial View Of The Development



Eastern Elevation

REVISIONS

No.	Date	By
A	27 Jun 2013	JMS
B	17 Sept 2013	JMS
C	08 Nov 2013	JMS/BSR

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Project: Proposed Retirement Living Development
Lower Tower Road
Stow on the Wild

Drawing Title: Planning & Perspective Views
Sheet 2 of 2

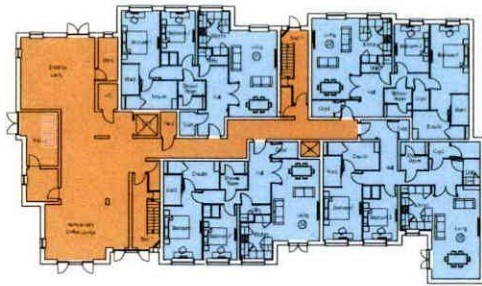
Scale	Date	Sheet
1:100 @ A1	08 Nov 2013	2 of 2
Drawn by	Checked by	Rev.
JMS	JMS	C

CAD user: greta

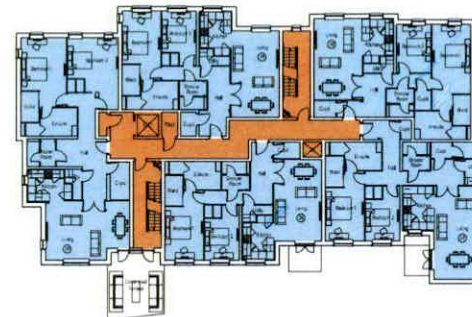
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Term of
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 14/10/05
 SP/CH/115

REVISIONS		
No	Date	By
A	27 Jan 2015	JMG
B	17 Feb 2015	JMG
C	03 Nov 2015	JMG



Ground Floor Plan



First Floor Plan



Second Floor Plan

1:200@ A1 SCALE

14/10/05 11:28:11 AM
 1940/1/05 (1)
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 1940/1/05 (1)

THE PLANNING BUREAU LIMITED
 Fair Planning & Better
 New House, Spring Business Park, Holly Street Road
 Loughborough, Leics. LE11 1AB
 Telephone: (01530) 446000
 Fax: (01530) 446000

Client
McCarthy & Stone
 Live Life. Create Life.

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Project Title
 Proposed Retirement Living Development
 Lower Swell Road
 Stuv on the Wild

Drawing Title
 Planning
 Floor Plans

Drawn: JMG	Date: Issue 15
Checked: JMG	Checked:
Drawing No: 1940/1/05	Rev: C

CAD: jmg Date: 14/10/05

Planting Schedule

All plants to be supplied from an RTA approved nursery and in accordance with National Plant Specification.

TREES

Key	Species
AC	Acer campestre
AL	Aralia nudicaulis
BP	Betula pendula
SP-MS	Betula pendula Multistemmed
CA	Corylus avellana
CB	Castanea sativa
FS	Fagus sylvatica
FSP	Fagus sylvatica 'Purpurea'
FSPF	Fagus sylvatica 'Pendula' Dwarf
IK	Ilex aquifolium
JR	Juglans regia
PA	Prunus avium
PC	Pinus sylvestris 'Columbiana'
SA	Sorbus aucuparia 'Central Royal'
TR	Taxus baccata

Tree planting marked with a * is to be planted as a semi-mature specimen with a 25-30cm girth to offset amenity loss from removal of T10.

NOTE:
All boundary trees to be cleared of deadwood and any growth by severing ivy at base of tree.

Following neighbourhood consultation, the development fence proposed to be installed along western boundary.
 Beech trees to be crown reduced by 10% (to be agreed by LPA tree officer).
 New evergreen hedge, laurel. Where space between existing trees permit, and would not interfere with retained tree roots - instant hedging to be used. All other planting to be introduced as smaller stock maintaining distance to tree roots.
 Remove existing Cypress hedge, following consultation with neighbour.
 Yew tree to be retained and sites closed to prevent overhanging neighbours garden. Yew tree to be retained.

Remove existing Cypress hedge, following consultation with neighbour.
 Sycamore and beech trees to be crown reduced by 25% (to be agreed by LPA tree officer).

Tree to be removed subject to approval by Tree Officer.

Crown reduction to existing beech and sycamore subject to liaison with local authority tree officer suggestion made following consultation with adjoining neighbour.
 Remove existing Cypress hedge, following consultation with neighbour.

New evergreen hedge, laurel. Where space between existing trees permit, and would not interfere with retained tree roots - instant hedging to be used. All other planting to be introduced as smaller stock maintaining distance to tree roots.

Laurel to be clipped into hedges.

Hardiness to be removed.

Tree to be inspected with LPA tree officer in light of tree works such as hedge leading to removal.

Sycamore to be removed.

New evergreen hedge, laurel. Where space between existing trees permit, and would not interfere with retained tree roots - instant hedging to be used. All other planting to be introduced as smaller stock maintaining distance to tree roots.

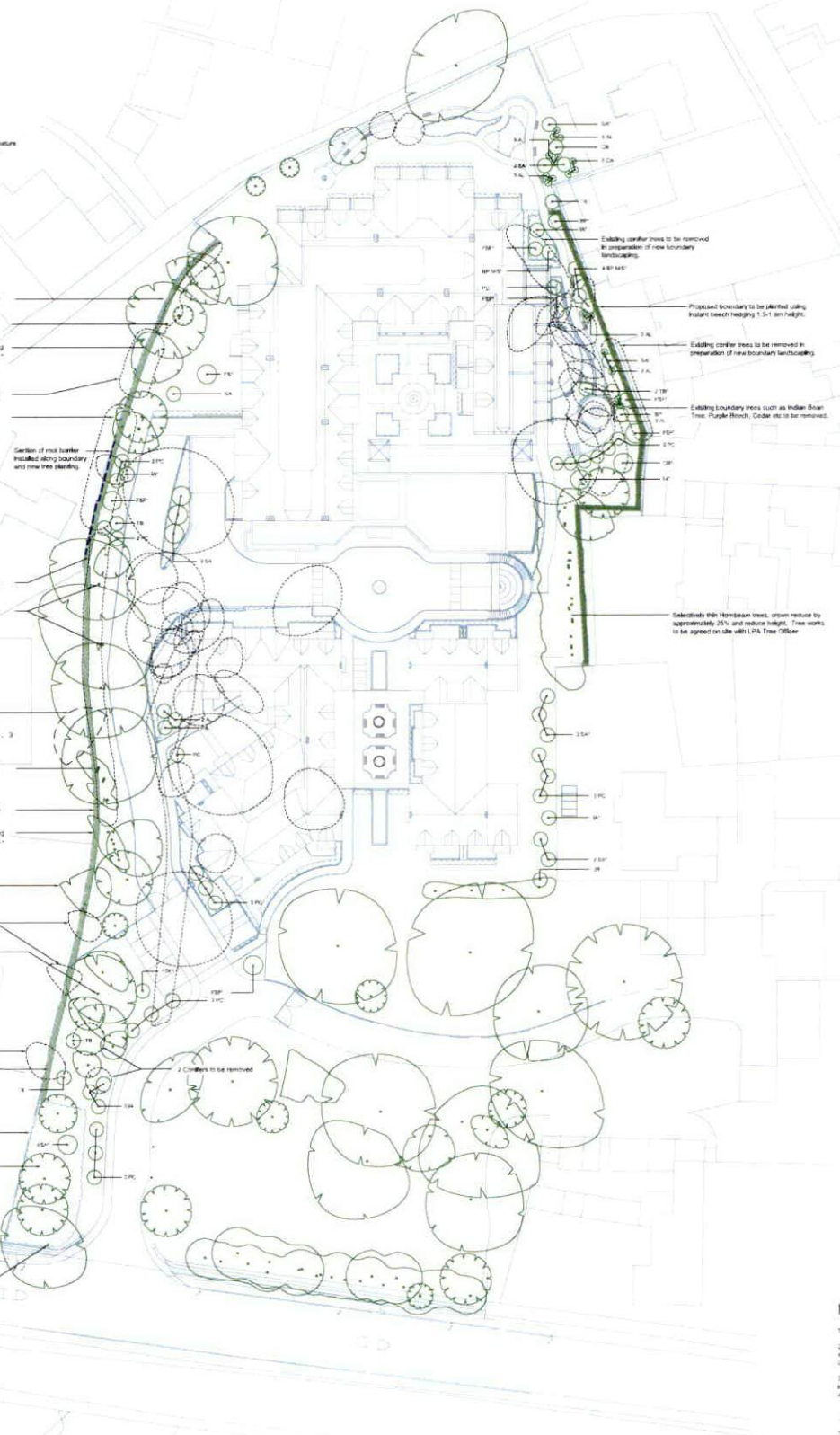
Following neighbourhood consultation, the development fence proposed to be installed along western boundary.
 Trunk to be managed and cleared of ivy, branches and small soft stem seedlings such as sycamore and ash. Any, yew, hazel, laurel or holly to be retained and coppiced or clipped to restore shape as amenity planting.

Laurel trees to be cleared of deadwood, remove suckers at base and crown reduce by up to 25% (to be agreed by tree officer).

NOTE:
All boundary trees to be cleared of deadwood and any growth by severing ivy at base of tree.

Key

	Existing trees to be retained
	Existing tree removed
	Proposed tree planting
	Proposed evergreen hedge
	Proposed beech hedge



- Notes**
- Do not scale directly from this drawing.
 - This drawing is to be read in conjunction with all other relevant consultants drawings and LPA Landscape Management plan.
 - Please refer to architectural report for information relating to existing trees and woodland.

Author	
Checked	Stratton Place Carecenter
Drawn	Court House Care Group
Project	Proposed Boundary Works
Scale	1:50
Date	15/07/20
Discipline	LANDSCAPE ARCHITECTURE
Client	Stratton Place Carecenter
Address	Stratton Place, Cirencester
Postcode	GL7 3LQ
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Stratton Place, Cirencester
Proposed Boundary Works



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