

PLANNING AND LICENSING COMMITTEE

13th June 2018

ADDITIONAL PAGES UPDATE

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

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ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
04	17/04141/FUL	<p>Two further Third Party Objections i) Albion St Residents' Group (please see attached, with photographs and plans also reproduced in Officer's Powerpoint slides)</p> <p>ii) Local Resident "I support that stance and comments made by Mr Forbes on behalf of Albion Street Residents Group on the 11th June 2018. The planting will not soften the appearance of the building and additional planting is required. As he has said an omission of 14 trees with a replacement of 3 is not acceptable. As Mr Ponting also said the Planning Committee should visit the site to understand what the residents are facing due to the overbearing height and close proximity to homes of the development."</p>

Submission from Albion Street Residents Group

17/04141/FUL Variation of condition to amend approved landscape scheme

We have put together this document together with the accompanying annotated drawings to demonstrate the difference between the approved scheme (as part of originally consented scheme) and the currently proposed (but already mostly implemented) scheme, together with a suggested amendment.

- **Drawing 1** shows the original consented scheme
- **Drawing 2** shows the current proposed scheme
- **Drawing 3** shows suggested amendments to the current proposed scheme.

On all three plans:

- **Green** shading shows soft landscaping - planting areas, shrubs and grass.
- **Dark green** shading shows trees
- **Pink** shading shows hard landscaping – tarmac or paving
- **Blue** shading denotes the lane off Albion Street
- The **red lines** demonstrate a 60 degree view from mid-way along the lane.

We have compared the landscaping approach when viewed from the lane off Albion street, between the original consent and the current proposal, and shown this on the attached **drawings 1 and 2**. Essentially the original consent achieved screening by retaining the two large conifer trees and by providing a number of trees spread through soft landscaped areas.

By contrast, the proposed scheme

- **replaces** the soft landscaping with tarmac and other hard surfaces,
- **removes** mature trees, and
- provides **minimal** tree planting in a single line at the boundary.

You can see this clearly by contrasting the area of green and pink on the two drawings: on drawing 2, virtually all the green shading is replaced by pink shading.

The difference between these plans is stark, as is the building in consequence, and this is the total opposite of what was discussed at the November 2017 Committee Meeting, and clearly should not be acceptable.

In the representative view arc shown the **Approved scheme contains 14 trees including 2 existing mature trees**, but the **Proposed scheme has just 3 trees and one failed tree**.

In addition one of the planted trees has evidently not survived as there is inadequate space around it, a further tree shown on the approved plan has not been installed, and at least one further tree cannot be planted in the perimeter strip as it would sit over the Foul Sewer that exits the site into the lane.

The two photographs below show the current view from the lane off Albion Street.

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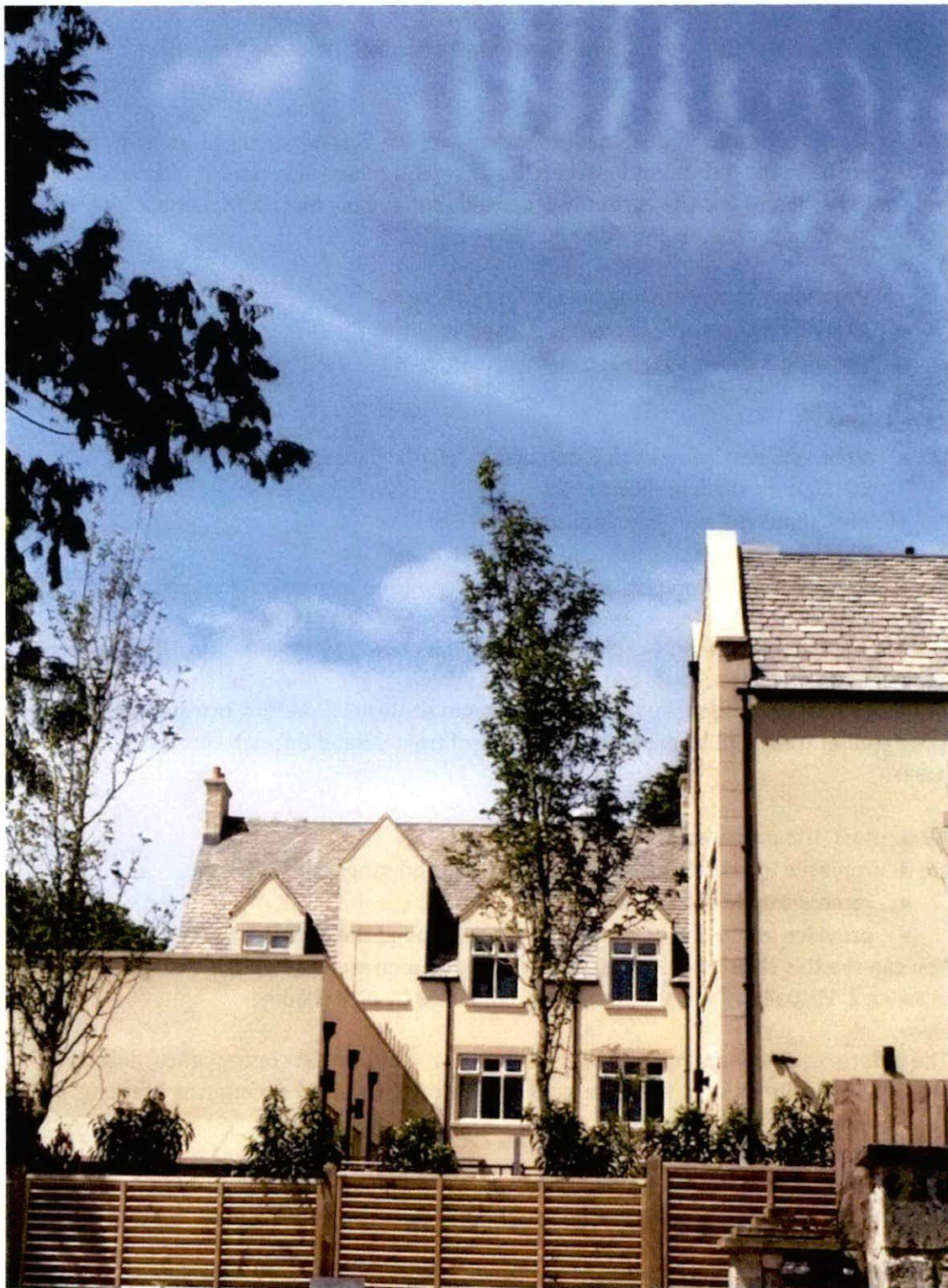


Figure 1

Figure 1 shows the direct view from the lane off Albion Street and demonstrates clearly that the view of the building on the development is not mitigated at all by the tree planting. The

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overwhelming view is of built form and rendered elevation. The fence erected on the boundary does nothing to mitigate the overbearing effect.



Figure 2

In Figure 2, a slightly increased density of tree planting can be seen to the right of the photograph, which achieves a better degree of mitigation. However, the tree on the left hand side is, we understand, due for removal under the current proposals.

Your landscape officer in consultation response on 19 April confirmed that:
“there is a gap in the tree belt,...the proposed planting is really important in softening the appearance of the building in public views from Albion Street.” and
“If there is a reason why this cannot be achieved (i.e. services), mitigation will need to be provided elsewhere”.

Clearly this is the case as the foul water sewer prevents completion of this screen, and per your landscape Officer’s recommendation, additional planting is required. As you can see from drawing 2, this has not been provided for in the proposed scheme.

We have again shown some additional tree planting that could be achieved on our further attached **drawing 3**.

Together with the actual planting of the further omitted tree in this area as a large specimen, we earnestly hope that you will insist that this minimal amount of additional planting is done. Otherwise, this scheme clearly cannot be acceptable.

At the Committee meeting in November 2017 when this Committee approved the retrospective application to ‘regularise’ the increased eaves height, changes to fenestration

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and other matters that had arisen over the course of construction, you acknowledged the building is overbearing but you approved the retrospective application to increase its height from the originally approved drawings, but you and your chair in particular made crystal clear to the officer that the amended landscaping scheme, that had been applied for, needed to additionally mitigate these extra impacts.

Comparison of these two drawings clearly demonstrate the lack of mitigation in the proposed scheme. The omission of 14 trees and replacement with just three cannot be acceptable. This is underlined by the two photographs included with this document.

Councillors should visit the site further to appreciate this issue, and in particular to assess the further impact of the trees that cannot be planted because of the sewer or the removal of the large conifer tree.

Alternatively, you may like to give Officers the opportunity to secure the additional planting requested. In either case, then we would ask for a deferral of this application for this reason.

If a deferral is not acceptable, then a refusal would surely give the applicants an opportunity to amend their proposals, as they would have no hope of defending this meagre and inadequate planting scheme at appeal.

**Colin Forbes
10 June 2018**

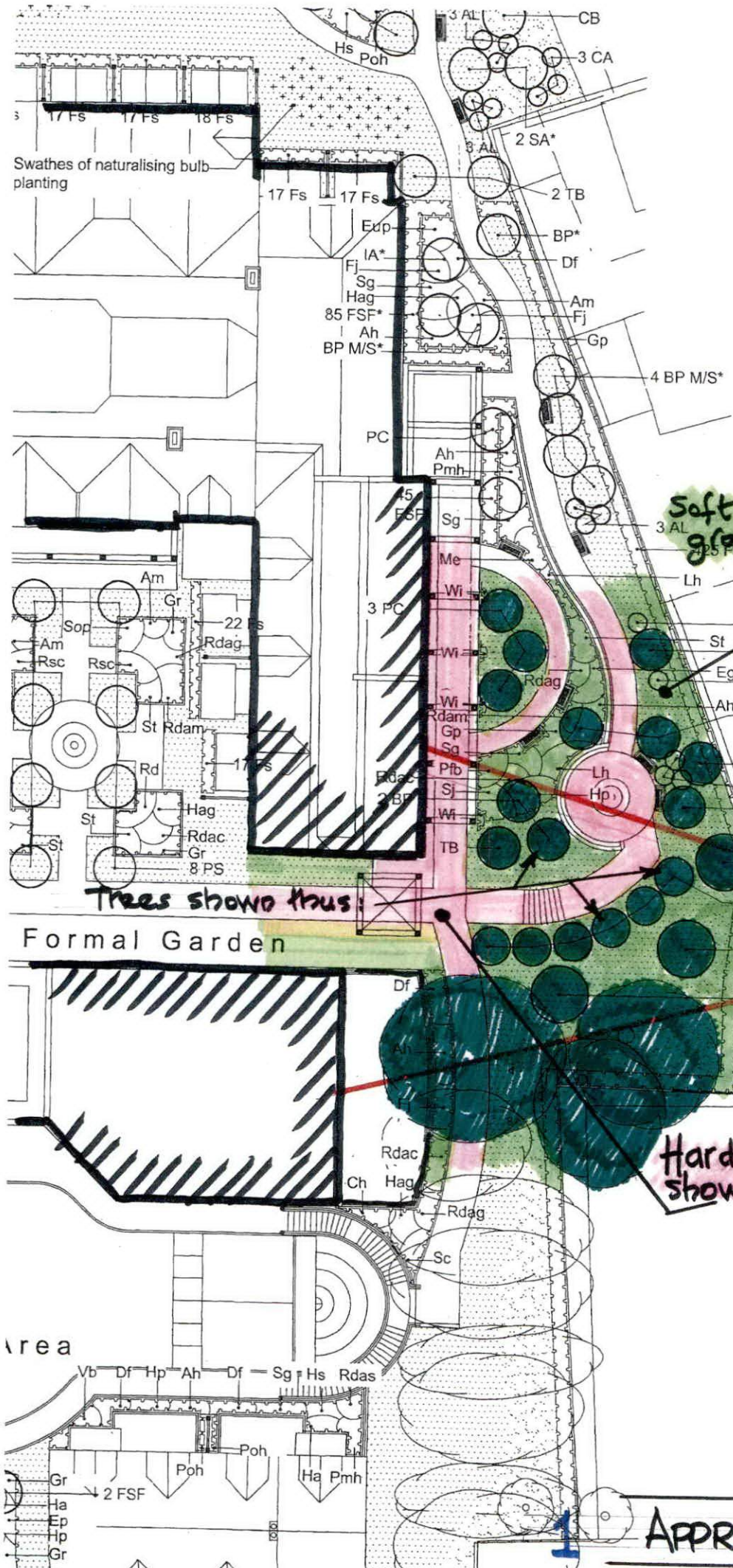
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Notes

- 1) Do not scale directly from this drawing.
- 2) This drawing is to be read in conjunction with other relevant MHP drawings and information supplied by other consultants.
- 3) Hatch patterns displayed on this drawing are indicative only and do not represent actual paving or material sizes.
- 4) All tree planting in proximity to buildings to be checked by engineers to ensure foundation detail appropriate.

IMPLEMENTATION PROGRAMME

Rootballed trees, containerised planting stock and bareroot hedges to be planted within dormant season (Nov - March) within the first planting season following completion of the building works. Grass seed to be sown in the first spring following completion of the building and planting works, or turf can be laid any time of the year during suitable weather conditions.



Soft landscaping e.g. grasses shrubs thus:

CENTRAL VIEW ARC FROM LAINE OFF ALBION ST (14 trees including 2 etc in this zone)

Trees shown thus:

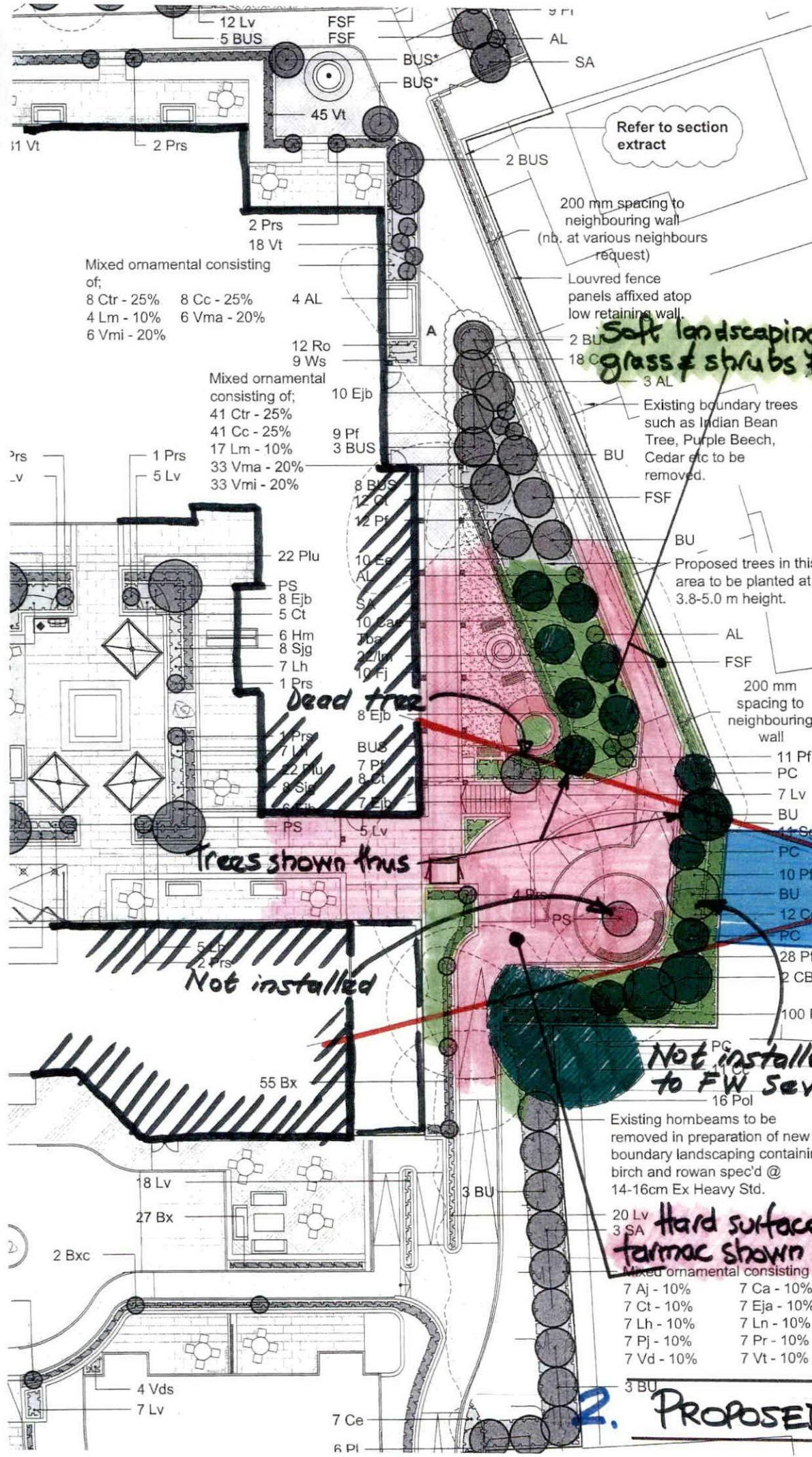
Hard surfaces e.g. tarmac shown thus:

Project: Stratton Place Care Home			
Client: Courthouse Care Group			
Title: Soft Landscape Proposals Sheet 1 of 2			
Drawing number:		15132.101	
Status: FOR INFORMATION			
Drawn By:	Checked By:	Date:	Scale @:
DB	PSH	25/11/15	1:200

APPROVED



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HEDGING

Key	Species
Bx	Buxus sempen
Plu	Prunus lusitani
Pl	Prunus lusitani
Po	Prunus lauroca
Pr	Photinia fraser
Vd	Viburnum davi
Vt	Viburnum tinus

To be planted at 400mm mychorrhizal inoculant in

INSTANT HEDGING

Key	Species
Tba	Taxus baccate

To be supplied as instar

TOPIARY

Key	Species
Bxc	Buxus sempen
Lig	Ligustrum Jon
Lau	Lauris nobilis
Pho	Photinia Red I
Pho	Photinia Red I

SHRUBS, HERBACEO

Key	Species
Auc	Aucuba japon
Cho	Choisya 'Azte
Cho	Choisya 'Azte
Corn	Cornus albla
Cean	Ceanothus th
Cist	Cistus x corbi
Cot	Cotoneaster'
Care	Carex 'Everg
Choi	Choisya terna
Elae	Elaeagnus x
Euom	Euonymus ja
Euom	Euonymus ja
Fest	Festuca glau
Fats	Fatsia japoni
Ger	Geranium 'Jc
Hyd	Hydangea a
Hebe	Hebe 'Suther
Lav	Lavandula ar
Lonic	Lonicera nitic
Lonic	Lonicera nitic
Lav	Lavandula ar
Misc	Miscanthus'
Phot	Photinia fras
Potent	Potentilla fru
Potent	Potentilla fru
Phorm	Phormium 'J
Prun	Prunus laurc
Pin	Pinus mugo
Pitt	Pittosporum
Rosm	Rosmarinus
Senec	Senecio gre
Skimm	Skimmia jap
Spire	Spirea japon
Spire	Spirea japon
Spire	Spirea japon
Wister	Wisteria sin
Viburn	Viburnum d
Vinca	Vinca major
Vinca	Vinca minor
Viburn	Viburnum ti

Soft landscaping, grass & shrubs thus:

CENTRAL VIE W ARC FROM LANE OFF ACBION ST. (3 trees & 1 dead tree in this zone)

Dead tree

Trees shown thus

Not installed

Not installed - due to FW sewer

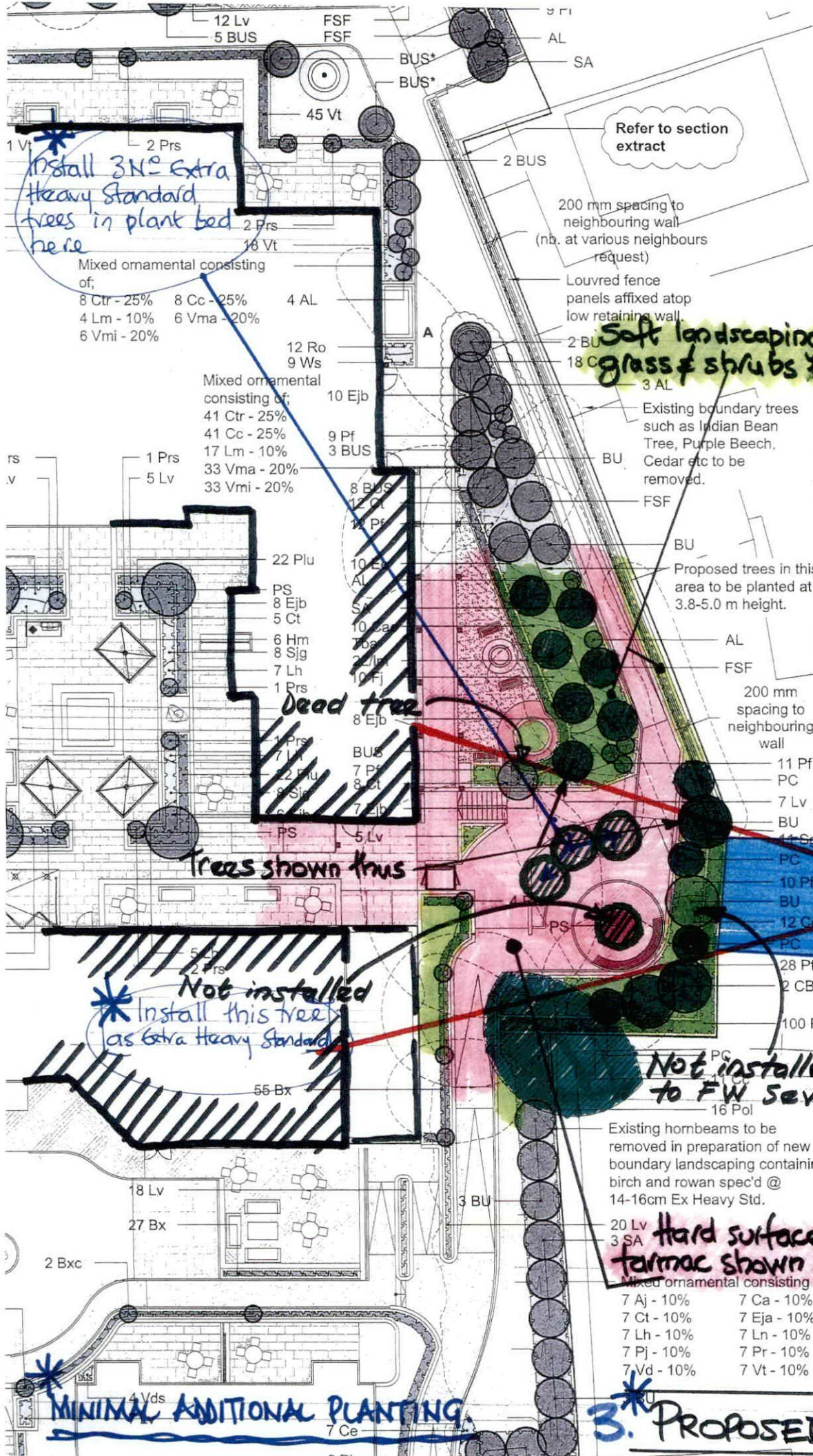
Hard surfaces eg tarmac shown thus:

Mixed ornamental consisting of:

7 Aj - 10%	7 Ca - 10%
7 Ct - 10%	7 Eja - 10%
7 Lh - 10%	7 Ln - 10%
7 Pj - 10%	7 Pr - 10%
7 Vd - 10%	7 Vt - 10%

2. PROPOSED

AMENITY GRASS
To be seeded or turf



HEDGING

Key	Species
Bx	Buxus sempen
Plu	Prunus lusitani
Pl	Prunus lusitani
Po	Prunus lauroca
Pr	Photinia fraseri
Vd	Viburnum davi
Vt	Viburnum tinus

To be planted at 400mm mychorrhizal inoculant ir

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Key	Species
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Lnc	Lauris nobilis
Prs	Photinia Red I
Prf	Photinia Red I

SHRUBS, HERBACEO

Key	Species
Aj	Aucuba japon
Ca	Choisya 'Azte
Cas	Choisya 'Azte
Cae	Cornus alba
Ctr	Ceanothus th
Cc	Cistus x corb
Cch	Cotoneaster'
Ce	Carex 'Evergr
Ct	Choisya teme
Ee	Elaeagnus x
Eaj	Euonymus jai
Ejb	Euonymus ja
Fg	Festuca glau
Fj	Fatsia japoni
Gj	Geranium 'Jc
Hy	Hydrangea a
Le	Leuchera mi
Hs	Hebe 'Suther
Lh	Lavandula ar
Ln	Lonicera nit
Lm	Lonicera nit
Lv	Lavandula ar
Mz	Miscanthus'
Pf	Photinia fras
Pot	Potentilla fru
Pfg	Potentilla fru
Pj	Phormium 'J
Pol	Prunus laurc
Pm	Pinus mugo
Pt	Pittosporum
Ro	Rosmarinus
Sg	Senecio gre
Sjr	Skimmia jap
Sj	Spirea japon
Sjg	Spirea japon
Sjw	Spirea japon
Ws	Wisteria sin
Vds	Viburnum d
Vma	Vinca major
Vmi	Vinca minor
Vte	Viburnum ti

Soft landscaping, grass & shrubs thus:

CENTRAL VIEW W ARC FROM LANE OFF AUBION ST. (3 trees + 1 dead tree in this zone)

*** Install 3 No Extra Heavy Standard trees in plant bed here**

Mixed ornamental consisting of:
 8 Ctr - 25% 8 Cc - 25% 4 AL
 4 Lm - 10% 6 Vma - 20%
 6 Vmi - 20%

Mixed ornamental consisting of:
 41 Ctr - 25%
 41 Cc - 25%
 17 Lm - 10%
 33 Vma - 20%
 33 Vmi - 20%

Dead tree

Trees shown thus

*** Not installed
Install this tree as extra Heavy Standard**

Not installed - due to FW sewer

Hard surfaces eg tarmac shown thus:

Mixed ornamental consisting of:
 7 Aj - 10% 7 Ca - 10%
 7 Ct - 10% 7 Eja - 10%
 7 Lh - 10% 7 Ln - 10%
 7 Pj - 10% 7 Pr - 10%
 7 Vd - 10% 7 Vt - 10%

MINIMAL ADDITIONAL PLANTING.

3. PROPOSED

AMENITY GRASS
To be seeded or turfe