



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

**To
NORTH WESTERN AREA PLANNING COMMITTEE
15 MAY 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	FUL/MAL/17/00165
Location	The Rowans, Tudwick Road, Tiptree (Tolleshunt D'Arcy)
Proposal	Replacement three bed bungalow
Applicant	Mr. & Mrs. R Vallis
Agent	Mr. Peter Le Grys – Stanfords
Target Decision Date	04 May 2017
Case Officer	Hilary Baldwin, TEL: 01621 875730
Parish	TOLLESHUNT D'ARCY
Reason for Referral to the Committee / Council	Member Call In

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Tree Officer	No Objection, subject to conditions retention of front boundary hedge and tree protection during development.	The comments of the Tree Officer are noted.

Officer Assessment

In view of the Tree Officers Consultation Response, it is considered appropriate to append a further condition for the retention and protection of the front boundary hedgerow and trees within the site.

8. ADDITIONAL CONDITION

11 No development shall commence until information has been submitted and approved in writing by the Local Planning Authority in accordance with the requirements of BS5837:2012 in relation to tree and hedgerow retention and protection as follows:

- Tree survey detailing works required;
- Trees and hedgerow to be retained;
- Tree and hedgerow retention protection plan;
- Tree and hedgerow constraints plan;
- Arboricultural implication assessment;
- Arboricultural method statement (including drainage service runs and construction of hard surfaces).

The protective fencing and ground protection shall be retained until all equipment, machinery and surplus materials have been removed from the site. If within five years from the completion of the development an existing tree is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement tree shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the local planning authority. The tree protection measures shall be carried out in accordance with the approved detail.