

ITEM NO. 10

COMMITTEE DATE: 20/02/2012

APPLICATION NO: 11/3202/04

WORKS TO TREE(S) WITH
PRESERVATION ORDER

APPLICANT: Redrow Homes (South West)

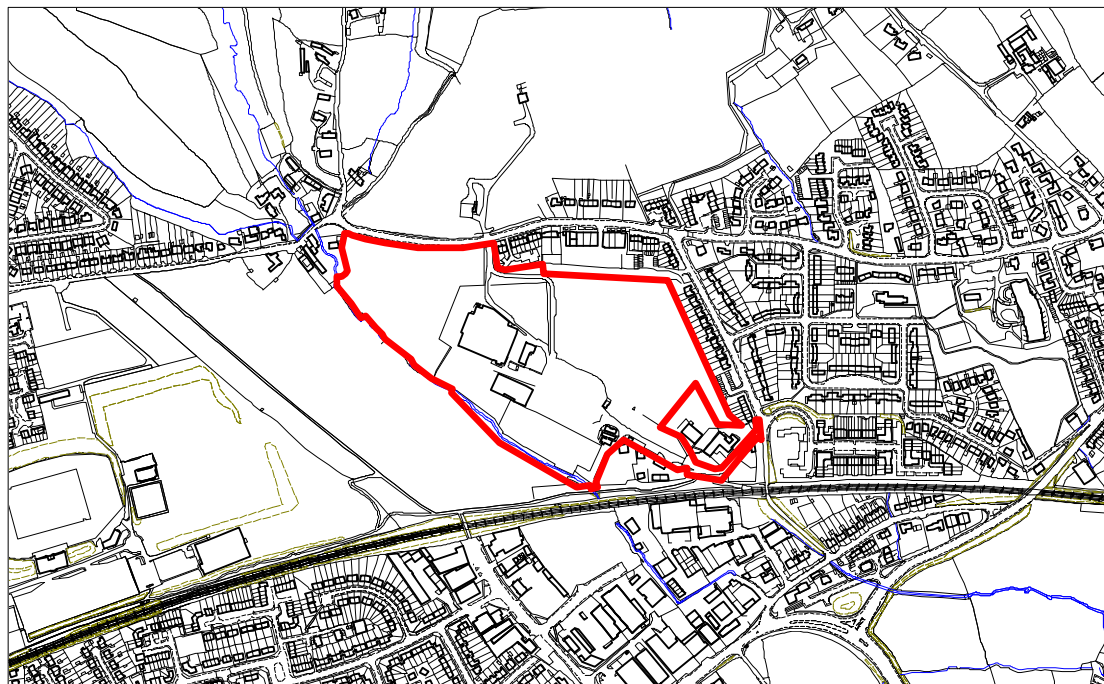
PROPOSAL: Tree No. Species Works

W1 Mixed Lift all trees to 1.5m above ground level

LOCATION: Ibstock Brickworks, Chancel Lane, Exeter, EX4 8DT

REGISTRATION DATE: 06/12/2011

EXPIRY DATE: 31/01/2012



Scale 1:10,000

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HISTORY OF SITE

98/1150/03 -	Detached building in centre of existing site for sand storage	PER	10/02/1999
92/0438/03 -	Erection of platform on roof to monitor kiln exhaust	PER	29/06/1992
95/0356/03 -	Extension to grinding section building and construction of two chimneys	PER	07/05/1996
05/0993/03 -	Change of use of former 'Specials' workshop from manufacturing (Class B2) to storage and distribution (Class B8)	PER	18/08/2005
07/0551/03 -	Change of use from industrial (Class B2) to storage and distribution (Class B8)	PER	17/07/2007

DESCRIPTION OF SITE/PROPOSAL

The site is currently the subject of an application for residential redevelopment. There is an unconfirmed Tree Preservation Order on all trees within a 15m belt of the eastern site boundary, where the site adjoins the rear garden boundaries of houses in Chancel Lane.

This application is for the removal of scrub and crown lifting of all trees to 1.5m above ground level. The justification is to give access to gas monitoring points within the area, some of which cannot be found.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

Gas Assessment Works report including tree method statement and protected species survey results.

REPRESENTATIONS

Objections: 4. Principal planning issues raised:

- Proposal will damage smaller trees.
- Proposal will damage wildlife habitat
- Justification that the works are necessary to gain access to gas monitoring points may be deliberately misleading to circumvent the TPO procedure.
- The works are not necessary unless the application to redevelop the site is approved.
- Approval in advance of the approval of the redevelopment of the site could give the impression that the residential proposals have already been accepted.

CONSULTATIONS

Tree Officer - no objections.

OBSERVATIONS

The Tree Officer is satisfied that there are no trees worthy of retention that would be unacceptably damaged by this proposal. The ecological mitigation proposals (which relate to timing of works and translocation of reptiles within a particular area of the site) are considered to be acceptable. It is not considered that this is an attempt to circumvent the TPO procedure. It is accepted that gas monitoring is necessary in relation to the previous use of the site as landfill, and that this cannot take place without some clearance of undergrowth.

The TPO was applied to protect the Council's position in respect of negotiating an acceptable planted buffer along this boundary, in the context of the redevelopment of the site for housing. It has generally been accepted that the existing trees would be removed to facilitate the new development.

NORTHERN AREA WORKING PARTY

Members acknowledged the reasons why the tree works were required and raised no objection to the proposal.

RECOMMENDATION

Approve

APPROVE subject to the following conditions:

- 1) T01 - Tree - Time Limit
- 2) T05 - Trees - Quality

**Local Government (Access to Information) 1985 (as amended).
Background papers used in compiling the report:**

Files of planning applications available for inspection from the Customer Service Centre,
Civic Centre, Paris Street, Exeter: Telephone 01392 265223