

**PLANNING COMMITTEE DATE: 6<sup>th</sup> November 2019**

**APPLICATION NO: F/YR19/0760/O**

**SITE LOCATION: Land West Of 130, London Road, Chatteris**

**UPDATE**

Revised drawings and speed survey information have been received from the agent in relation to the proposals following publication of the officer's report and the comments from the Local Highways Authority.

The revised drawings detail a new vehicular visibility splay based on the results of a speed survey undertaken by the applicant following initial comments from the Local Highways Authority.

The proposal now includes the removal of the landscaping along London Road and replacement planting set into the site.

Consultee comment: Local Highways Authority

*"Further to receiving the amended speed survey and plans, I have no highway objections to the proposal.*

*The applicant has demonstrated that the proposed visibility distances are acceptable by producing speed survey evidence. The 85<sup>th</sup> %ile speeds show the visibility splays are within acceptable design parameters.*

*The footway extension adjacent to the access is intended to provide a safe area for pedestrians to cross London Road. Details of this will be agreed at detailed design stage."*

Conditions recommended should consent be granted.

Consultee comment: Tree Officer

Following the receipt of the amended layout plan showing the removal of the vegetation along London Road, The Council's Tree Officer has been consulted and responds as follows.

Due to the presence of known weak junctions in the main stems, the trees do not justify the serving of a Tree Preservation Order.

The hedge is partly dominated by brambles at the eastern end, but of mature hawthorn in the western half. This western section in particular is of high amenity value.

Should development be approved, a robust and comprehensive landscaping proposal and ecology survey should be required to include the planting of a native species hedge and replacement trees for any that are removed.

**Recommendation: Refuse, as amended below**

Retain reason 1 as per the main report

Remove refusal reason 2

Amend refusal reason 3 to read:

Policies LP16 and LP19 of the Fenland Local Plan (2014) seek to protect the natural environment and the proposed plans detailing the removal and relocation of the front boundary hedge of the site will result in adverse ecological impacts and will adversely affect the character and appearance of the area. The application fails to demonstrate that the development will not significantly impact on any protected species through the absence of an ecology survey, and the relocation of the hedge will harm the distinctive character of the area through its increased set-back from the highway. The proposal is therefore contrary to Policies LP16 c) and d) and LP19 of the Fenland Local Plan (2014).