

APPLICATION NO.	P13/V1043/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	10.5.2013
PARISH	ABINGDON
WARD MEMBER(S)	Angela Lawrence Helen Pighills
APPLICANT	Mr and Dr Clifton
SITE	2 Lyon Close Abingdon, OX14 1PT
PROPOSAL	Variation of condition 7 of planning permission P09/V1427 to change some of the landscaping. (Re-submission of withdrawn application P13/V0434/FUL)
AMENDMENTS	18 June 2013
GRID REFERENCE	450115/198149
OFFICER	Stuart Walker

1.0 INTRODUCTION

- 1.1 This application relates to land at 2 Lyon Close, Abingdon which is located in the Northcourt conservation area to the north of Abingdon. The property is one of three detached dwellings granted planning permission in 2009 and now completed.
- 1.2 The original planning permission for these dwellings contained a number of conditions including the submission of a landscaping scheme identifying all trees to be retained as part of the development and all new planting and a condition requiring the protection of existing trees to be retained during the construction process. These conditions were discharged and the development duly completed.
- 1.3 This application now seeks permission to vary condition 7 of the permission which required the submission of a landscaping scheme.

2.0 PROPOSAL

- 2.1 The proposal seeks permission to remove some leyland cypress hedging and two horse chestnuts, trees which were originally proposed to be retained as part of the development and were successfully protected during construction of the houses. Two betula pendula trees are proposed as replacement specimens along with the relocation of a Malus Trilobata to allow room for an existing birch tree to grow.
- 2.2 The application drawings are **attached** at appendix 1. They have been amended at the request of the tree officer to provide two replacement trees (as opposed to the original scheme for one).

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

- 3.1 Abingdon Town Council: no objection subject to the approval of the arboricultural officer and under his advice, hedges and chestnut trees are replaced as deemed appropriate.
- 3.2 Conservation Officer: "As this application is purely dealing with tree issues it would be more appropriate for the Council's tree officer to respond. He will be able to assess the condition and amenity value of the trees and if necessary recommend alternatives."
- 3.3 Landscape Architect: "I defer to the tree officer with regards to this case."

- 3.4 Arboricultural Officer: “This revised application has sought to address the concerns that I had with the previously submitted proposal. It accords, in the most part, with the outcome that I had pursued in my memorandum of 29 April 2013 (ref P13/V0434/FUL) and I welcome the intention to maintain the continuity of tree cover. I am disappointed, however, that the applicant is proposing that the two pollarded Horse Chestnuts (the removal of which I endorse) be replaced by a single Silver Birch. In my view there is sufficient space along the rear boundary for a one for one replacement and the species selection balances the requirements of contribution to character, visual softening and improving the light availability to the rear garden. If the plan is amended to include a second proposed Silver Birch, located adjacent to the rear boundary, I would be satisfied that the submitted scheme offered an acceptable solution to the management of the trees.”

Comments on amended plan: “The addition of a further Silver Birch brings the whole scheme up to a satisfactory and appropriate standard. I am pleased that my previous concerns have been addressed and am satisfied that the implementation of the proposed scheme will achieve a durable setting that continues to make a significant visual contribution to the character of the area.”

- 3.5 Four letters of objection have been received from neighbouring properties raising the following concerns:
- The two horse chestnuts provide good screening and should be retained.
 - New trees will not have the same effect.
 - There is a continuing loss of trees from within the Northcourt conservation area.
 - Conditions imposed on planning permissions should be honoured.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 [P13/V0434/FUL](#) - Withdrawn (02/05/2013)

Variation of condition 7 of planning permission P09/V1427 to change some of the landscaping.

[P11/V1861](#) - Approved (12/10/2011)

Retrospective application for amendments to plot 3 under planning permission 09/01427/FUL, amendments to include new windows and changes to fenestration's

[P11/V1561](#) - Approved (02/09/2011)

Erection of a single storey rear extension.

[P11/V0150/DIS](#) - Approved (06/04/2011)

Request for compliance with conditions for Application No: ABG/4573/7, Conditions 2, 5, 6, 7 and 9.

[P09/V1427](#) - Approved (25/11/2009)

Proposed erection of 3 detached houses served via existing access on land adjoining Longside, Tatham Road

5.0 **POLICY & GUIDANCE**

- 5.1 Vale of White Horse Local Plan policies:

DC1 - Design

DC6 - Landscaping

6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issue to consider is whether the trees to be removed contribute to the character and public visual amenity of the area.

- 6.2 The trees were originally proposed to be retained as part of the development and were protected during the construction process. The trees are located to the rear of the property and have limited public amenity value. Furthermore, the council's arboricultural officer has carefully assessed their condition and considers their removal is justified subject to the replacement planting proposed.
- 6.3 Officers consider therefore that the replacement planting is acceptable and will have no adverse impact in the medium to long term on the character and appearance of the conservation area. However, to ensure the planting becomes established a condition is suggested to ensure it is undertaken within the next planting season following the felling of those existing trees and to replace any plant that dies, or becomes damaged / diseased (condition 3 refers).
- 7.0 **CONCLUSION**
- 7.1 The proposed replacement planting is acceptable and will preserve the character and appearance of the conservation area and accords with policies of the development plan.
- 8.0 **RECOMMENDATION**
- 8.1 **Planning Permission**
- 1 : TL1 - Time limit
 - 2 : Approved plans
 - 3 : Completion of landscaping by end of next planting season following implementation of permission and retained for five years.

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