

## Plans Committee –30th January 2020

### Additional items received since the report was drafted.

**Pages:** 08-21

**Site Address:** The Outwoods Country Park,  
Woodhouse Lane, Woodhouse Eaves

**Item No:** 1

**P.A. No.** P/19/1281/2

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Additional information has been received regarding the impact of the development on the adjacent mature oak tree. Further investigation of the root protection area of the tree has been undertaken which suggests the RPA of the tree extends to the edge of the building at present. It is concluded therefore that the development is likely to have some impact on the tree. The proposal has therefore been amended to include the removal of the tree, with a replacement tree elsewhere within the site offered in compensation.

As outlined in the main committee report the tree does not benefit from any formal protection and could be removed at any time. Whilst the loss of the tree would be unfortunate and could weigh against the proposal, the economic and social benefits of the proposal as outlined in the main committee report remain considered to outweigh this harm. On balance, it is therefore not considered that the application could be resisted due to the loss of the tree.

#### **Conclusion:**

If members resolve to grant planning permission it is recommended that conditions 11 and 12 are removed as they relate to the protection of the tree. In addition, the provision of a replacement tree is recommended to be secured by the inclusion of the following condition:

“A suitable tree, the size, species and location of which shall first be agreed in writing by the local planning authority, shall be planted during the first available planting season following the removal of the existing tree and, should it fail, it shall itself be replaced within the first available planting season following such loss.

REASON: The tree is an important feature in the area and this condition is imposed to make sure that there is no long-term loss to the overall appearance and character of the area.”

#### Design Supplementary Planning Document

The Council adopted the above guidance on 27<sup>th</sup> January 2020 and provides advice to support the Charnwood Local Plan Core Strategy. The document sets out 6 design

principles for Charnwood aimed at achieving the Council's vision for high quality design.

These are:

- Respecting and enhancing local character
- Providing attractive and well managed public and private spaces
- Well connected legible streets and spaces
- Creating multi-functional, safe and inclusive places
- Adapting to climate change
- Protecting the amenity of existing and future occupiers

There is also an appendix which gives additional guidance on parking.

Most of the advice contained within the new document reinforces that which already existed within former Supplementary Planning Guidelines. As a result the development is considered to comply with these principles where relevant, accordingly the considerations and planning balance set out within the application remain unchanged to those in the main report.

**Conclusion:**

To note, no further action required. The informatives shall be amended to include reference to the new document.