**MINUTES OF THE JOINT PLANNING COMMITTEE MEETING HELD IN THE COURT ROOM, ROMSEY TOWN HALL ON THURSDAY 24TH JUNE 2021 7.15 – 8.20PM.**

**Present:**

**Romsey Extra:** Janet Burnage (JB) & John Parker (Chairperson) (JP).

**Romsey Town:** John Critchley (JCr); Ian Culley (IC); John Ray (JR) & Simon Wilkinson (Vice Chairperson) (SW).

**Absent:**

**Romsey Extra:** Janet Cairney (JC), Mark Cooper (MC),Matthew Southey (MS) & Sue Tippett(ST).

**Romsey Town:** Sally Lamb (SL) & Claire Wise (CW).

**Attending:** Clerk: Carol McFarland (CM). Members of the public: None.

**ACTION**

1. **APOLOGIES RECEIVED**

Committee Members.

**Romsey Extra:** Janet Cairney (JC) & Matthew Southey (MS). **Romsey Town:** Sally Lamb (SL) & Claire Wise (CW).

County / Borough Ward Member(s): Nick Adams King (Rural & Blackwater Ward).

1. **MINUTES OF THE JOINT COMMITTEE HELD ON 27 MAY 2021 JP**

**RESOLVED:** That the minutes of the Joint Committee held on 27 May 2021 are signed by the Chairperson as a correct record of the meeting”. The Chairman to sign 2 copies one for each Council.

1. **OUTSTANDING ACTIONS FROM THE MEETING HELD ON 27 MAY 2021**

The Chairperson reported that the current Clerk of the meeting had handed in her notice and that Romsey Town Council’s previous Planning Clerk would be clerking the next meeting on 22 July. Concern was raised over the number of applications to be considered. The Chairperson stated that the concerns would be reviewed at the formal review of the Joint Committee prior to the end of the 6 month pilot period.

1. **DECLARATIONS OF INTERESTS, GIFTS or HOSPITALITY**

None declared.

**Meeting Adjourned at: N/A**

1. **PUBLIC PARTICIPATION**

No members of the public present.

**Meeting Resumed at: N/A**

1. **PLANNING APPLICATIONS CM**
2. **Romsey Extra Parish Applications:**
3. **RESOLVED:** That this Committee has **No Objection** to the following applications:

**Ref. No: 21/01471/FULLS**

[Turning area and revised access for embankment 5 of the Romsey Flood Alleviation Scheme](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QT3ECUQCLSY00&activeTab=summary)**Gated Entrance On The Greatbridge Road (A3057) To The North Of Romsey On The Eastern Side Of The Road. Comment:** Is this for a temporary period or permanent?

**Ref. No: 21/01630/FULL**

[Demolition of dwelling and constructoin of replacement dwelling with residential annexe](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QTTFTOQCM8Y00&activeTab=summary)

**Romsey Common Farm Gardeners Lane East Wellow**

**Ref. No: 21/01309/FULLS**

[Dormer windows to front elevation and proposed triple garage with room over](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QSFQYJQCLF700&activeTab=summary)

**White Walls Belbins. Comment:** Subject to it meeting the ecological requirements for a more recent Bat Survey.

**Ref. No: 21/01079/FULLS**

[Remove conservatory and erection of orangery, and extension to form double garage with home gym/storage above](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QRG4YYQCKUG00&activeTab=summary)**Oak Tree Cottage Halterworth Lane**. **Comment:** We request that the Tree Officer looks at the potential damage to the tree.

**Ref. No: 21/01639/FULLS**

[Single storey rear extension to replace conservatory](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QTWR9FQCMAB00&activeTab=summary)**6 Clover Way**

**Ref. No: 21/01694/FULLS**

[Erection of ground floor rear extension to provide enlarged kitchen and convert garage into playroom and utility room](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QU60LEQCMF000&activeTab=summary)**35 Campion Drive. Comment:** Subject to adequate off-street parking.

**Ref. No: 21/01693/FULLS**

[Part ground floor front and First floor side extension to provide addition bedroom, wardrobes and en-suite](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QU60LAQCMEY00&activeTab=summary)**Saffron Crampmoor Lane Crampmoor**

**Tree Applications:**

**Ref. No: 21/01590/TPOS**

[See the tree works schedule](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QTNHXGQCM4Q00&activeTab=summary)**Baroona Close**

**Ref. No: 21/01806/TPOS**

[T1 Oak - Reduce lateral branches by up to 2m, T2 - Oak- Crown reduction of up to 3m](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QUS9YRQCMRF00&activeTab=summary)

**8 The Copse**

1. **RESOLVED:** That this Committee **Objects** to the following application(s):

**Ref. No: 21/01669/FULLS**

[Single storey extensions to front and side](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QU47ZNQC0PP00&activeTab=summary)**Dalewood Stables Sandy Lane Abbotswood. Reasons for Objection:**

No plans to view for the proposed development**.**

1. **ROMSEY TOWN AREA APPLICATIONS:**
2. **RESOLVED:** That this Committee has **No Objection** to the following applications:

**Ref. No: 21/01257/FULLS**

[Create loft accommodation, including rear dormer window and roof lights, re-roofing of rear single storey extension and other associated alterations](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QS8CBVQCLAW00&activeTab=summary)**61 Station Road**

**Ref. No: 21/01601/FULLS**

[Refurbishment of property including rear extension](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QTO3ESQC0PP00&activeTab=summary)**Rowan Cottage 161 Botley Road**

**Ref. No: 21/01561/FULLS**

[Demolition of existing conservatory and erection of two storey side extension to form garden room and re-configured bedrooms with en-suite to master bedroom](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QTHXXMQCM1H00&activeTab=summary)**5 Grays Close**

**Ref. No: 21/01572/FULLS**

[Proposed single storey rear extension, single storey front porch extension and new vehicular access](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QTLYDQQCM3E00&activeTab=summary)**13 Montfort Road**

**Ref. No: 21/01477/FULLS**

[Single storey rear and side extension and re-positioning of first floor side facing window](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QT3O48QCLTD00&activeTab=summary)

**109 The Hundred**

**Ref. No: 21/01593/CLPS**

[Certificate of proposed lawful development for the modification of the eixsting roof over existing bathroom at first floor](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QTNNHSQCM5200&activeTab=summary)**Little House Winchester Hill**

**Ref. No: 21/01589/FULLS**

[Porch extension to front to create W/C and entrance hall](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QTNHXDQCM4O00&activeTab=summary)**127 Tadburn Road**

**Ref. No: 21/01596/FULLS**

[Change of use of dwelling to office space by altering internal layout and extending office in to dwelling space, external alterations to front entrance](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QTNSCAQC0PP00&activeTab=summary)**A H Cheater Funeral Directors 122 The Hundred**

**Ref. No: 21/01686/FULLS**

[Proposed dropped kerb and hardstanding to facilitate disabled access](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QU4QS0QCMEI00&activeTab=summary)**2 Hollman Drive. Comment:** Subject to reassurance that it will not adversely affect the tree.

**Ref. No: 21/01691/FULLS**

[Change of use from restaurant to dwelling](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QU60L5QCMET00&activeTab=summary)**78 The Hundred**

**Ref. No: 21/01692/LBWS**

[Interior and external works](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QU60L6QCMEU00&activeTab=summary)**78 The Hundred**

**Ref. No: 21/01695/FULLS**

[Change of use from restaurant to dwelling](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QU60LLQCMF200&activeTab=summary)**80 The Hundred**

**Ref. No: 21/01696/LBWS**

[Interior and external works](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QU60LLQCMF300&activeTab=summary)**80 The Hundred**

**Ref. No: 21/01725/FULLS**

[Single storey pitched roof rear extension to replace existing conservatory](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QUC6UAQCMIR00&activeTab=summary)

**61 Knatchbull Close**

**Ref. No: 21/01737/FULLS**

[First floor side extension above garage and single storey rear extension](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QUF9WSQCMK100&activeTab=summary)**10 Pine Road**

**Ref. No: 21/01772/FULLS**

[Single storey side extension to form garden room and porch](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QUJLIDQCMNJ00&activeTab=summary)**17 Lansdowne Gardens**. **Comment:** Subject to confirmation that the proposed development does not interfere with any drainage.

**Ref. No: 21/01507/FULLS**

[Replace conservatory and flat felt roof with pitched tiled roof, rooflights to rear, associated works to reinforce new roof and replacement patio doors and windows](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QTAJ8ZQCLWP00&activeTab=summary)

**38 Fairview Drive**

**Ref. No: 21/01789/FULLS**

[Single Storey rear extension](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QUP8ALQCMPZ00&activeTab=summary)**15 Kinver Close**

**Tree Applications:**

**Ref. No: 21/01664/TPOS**

[T1, T2, T3- Silver birch- Reduce canopies of trees removing up to 2m from height and up to 1.5m from lateral spread](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QU2B93QCMCY00&activeTab=summary)**6 Knatchbull Close**

**Ref. No: 21/01809/TREES**

[T1 - Supressed Pine - Fell](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QUSE51QCMRK00&activeTab=summary)**18 Church Lane**

**PREVIOUS APPLICATION(S) DELEGATED TO THE CLERK TO RESPOND:**

**Ref. No: 21/01592/TPOS**

[T1,T2 - Lime - Crown reduction by up to 3m, remove epicormic growth from base](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QTNLSYQC0PP00&activeTab=summary)

**White Pines The Crescent**

1. **RESOLVED:** That this Committee **Objects** to the following applications:

**Ref. No: 21/01562/FULLS**

[Wooden BBQ lodge in back garden (Retrospective)](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QTK6HYQCM2E00&activeTab=summary)**5 Seward Rise**

**Reasons for Objection:**

The overall size and height of the lodge impinges on the amenity of the immediate neighbours.

Also, we are concerned about the smoke and smells from the lodge.

**Ref. No: 21/01779/FULLS**

[Two storey rear extension with dormers; three additional dormer windows constructed at second floor; construction of a new garden wall to front; erection of timber vehicle and pedestrian gates](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QUOJ8IQCMP000&activeTab=summary)**4 Southampton Road**

**Reasons for Objection:**

Until details and plans of the walls and gates are available.

1. **FOR INFORMATION ONLY:**

**Ref. No: 21/01598/PDHS**

[Notification of proposed works to a dwelling - Single storey rear extension with flat roof (length from rear wall of original dwellinghouse 4.00m, height 3.00m, height to eaves 2.60m)](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QTNYNFQC0I000&activeTab=summary)**26 Duttons Road**

**Ref. No: 21/01839/PDHS**

[Notification of proposed works to a dwelling - Single storey rear extension (length from rear wall of original dwellinghouse 3.60m, height 3.40m, height to eaves 2.50m)](https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?keyVal=QUURJVQC0I000&activeTab=summary)

**15 Priestlands**

1. **APPEALS**

The following information on a new appeal was noted:

* Appeal against Enforcement Notice: Alleged Breach: without planning permission the making of a material change in use in respect of that part of the Land to use for residential purposes incidental to the enjoyment of the dwelling **1 Pinewood Close**
1. **PARTICIPATION IN SOUTHERN AREA COMMITTEE**

None.

1. **APPLICATIONS TO BE DELEGATED TO THE CLERK**

None.

ITEMS FOR INFORMATION ONLY:

1. **CORRESPONDENCE**

The following items of correspondence were noted:

* TVBC – West Dean and West Tytherley Neighbourhood Development Plan

Regulation 16 Consultation – this was noted without comment.

* New Forest District Council - Adoption of The Mitigation for Recreational Impacts On New Forest European Sites Supplementary Planning Document 5 May 2021.
1. **PLANNING DECISIONS**

The following decisions were noted:

Romsey Extra Parish Council:

|  |  |  |  |
| --- | --- | --- | --- |
| **Application No & Date** | **Application Details** | **Parish/Town Comment** | **LPA Decision & Date** |
| **19/00320/FULLS** 11.02.2019 | Erection of four bedroomed detached dwelling**Land Adjacent Spring Cottage, Crampmoor Lane** | **Objection** | **PERMISSION** subject to conditions and notes25.05.2021 |
| **21/00996/FULLS** 06.04.2021 | Two storey side extension and single storey extension **Walnut Cottage, Highwood Lane** | **No Objection** | **WITHDRAWN**21.05.2021 |
| **21/01024/FULLS**19.04.2021 | Installation of a chiller unit to the designated cellar**Ganger Farm Pavilion Ganger Farm Way Ampfield** | **No Objection** | **CLOSED AS INVALID**24.05.2021 |
| **20/02901/FULLS**20.11.2020 | Erection of detached modular building to provide 40 place pre-school along with the provision of additional car parking spaces and revisions to existing access and vehicular circulation arrangements**Abbotswood Cupernham Lane** | **Objection**Traffic/Noise | **PERMISSION** subject to conditions and notes24.05.2021 |
| **21/00939/TPOS**29.03.2021 | To undertake excavation around tree roots as set out in application**Stroud School Highwood House Highwood Lane** | **No Objection** | **CONSENT** subject to conditions and notes25.05.2021 |
| **21/01053/FULLS**08.04.2021 | Single storey extension to garage forming a garden office**132 Freemantle Road** | **No Objection** | **PERMISSION** subject to conditions and notes03.06.2021 |
| **20/02990/FULLS**10.12.2020 | Installation of air-conditioning**23 The Thicket** | **Objection**Noise | **WITHDRAWN**09.06.2021 |
| **21/01236/CLES**28.04.2021 | Certificate of lawful existing use to establish that Planning Permission 18/00834/FULLS has been implemented in accordance with the permission**Bramble Cottage Braishfield Road** | **No Comment** | **ISSUE CERTIFICATE**07.06.2021 |
| **21/01315/CLPS**10/05.2021 | Certificate of lawful proposed development for the replacement an existing shed with a combined home office and shed and the movement of fence line at the end of the driveway 1m towards the highway**22 Chivers Road** | **No Objection** | **ISSUE CERTIFICATE**11.06.2021 |
| **21/01344/CLPS**06.05.2021 | Certificate of proposed lawful development for the amalgamation of flats 1 and 2 to form a single dwelling**Halterworth House Halterworth Lane** | **No Objection** | **ISSUE CERTIFICATE**14.06.2021 |
| **21/01216/PDQS**22.04.2021 | Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 1 dwellinghouse (Class C3), and for building operations reasonably necessary for the conversion **Stable 1 Lapwing Farm, Old Salisbury Lane** | **No Comment** | **WITHDRAWN**08.06.2021 |
| **21/01217/PDQS**22.04.2021 | Application to determine if prior approval is required for a proposed change of use of agricultural buildings to 1 dwellinghouse (Class C3), and for building operations reasonably necessary for the conversion **Stable 2 Lapwing Farm, Old Salisbury Lane** | **No Comment** | **WITHDRAWN**08.06.2021 |

Romsey Town Council:

|  |  |  |  |
| --- | --- | --- | --- |
| **Application No****& Date** | **Application Details** | **Parish/Town Comment** | **LPA Decision & Date** |
| **21/00847/VARS** 30.03.2021 | Retention of 4 windows installed in north elevation at ground and first floor levels **3 Stirling Walk, The Hundred** | **No Objection** | **PERMISSION** subject to conditions and notes21.05.2021 |
| **21/00947/VARS**29.03.2021 | Variation of Condition 3 of Planning Permission 20/02634/FULLS (Enlarge roof to accommodate loft conversion, alterations to roof to include gable walls, dormer windows, and raised ridge) to enable the painted render on the gable walls to be changed to Marley Cedral cladding C02 Beige **Vine Cottage, 123 Botley Road** | **No Objection** | **PERMISSION** subject to conditions and notes30.04.2021 |
| **21/00956/FULLS** 29.03.2021 | Single storey rear extension replacing existing conservatory**33 Montfort Road** | **No Objection** | **PERMISSION** subject to conditions and notes17.05.2021 |
| **21/00988/FULLS** 20.03.2021 | Installation of ramped access and a new level access door to allow for wheelchair access into the communal garden**18 Wakeford Court Cressey Road** | **No Objection** | **PERMISSION** subject to conditions and notes30.05.2021 |
| **21/00937/TPOS** 26.03.2021 | Crown reduce 4 Ash trees back to previous reduction points**22 Brick Lane** | **No Objection** | **CONSENT** subject to conditions and notes21.05.2021 |
| **21/00838/FULLS** 23.03.2021 | Single storey side extension and single storey rear extension **31 Kinver Close** | **No Objection** | **PERMISSION** subject to conditions and notes24.05.2021 |
| **21/00936/FULLS**29.03.2021 | Change carport to downstairs bathroom and a porch / Erect porch, enclose carport to create downstairs bathroom **44 Sycamore Close** | **No Objection** | **PERMISSION** subject to conditions and notes24.05.2021 |
| **21/00958/FULLS**31.03.2021 | Installation of cladding to front elevation, replacement windows conversion of garage to create extended kitchen and utility -**10 Brook Way** | **No Objection** | **PERMISSION** subject to conditions and notes24.05.2021 |
| **20/01001/LBWS**14.12.20204 | Installation of chimney cowls -**25 The Abbey** | **No Objection** | **CONSENT** subject to conditions and notes25.05.2021 |
| **21/01006/ADVS**01.04.2021 | Display of 2 externally illuminated fascia signs and hanging sign **37 The Hundred** | **No Objection** | **CONSENT** subject to conditions and notes26.05.2021 |
| **21/01007/LBWS**01.04.2021 | Display of 2 externally illuminated fascia signs and hanging sign **37 The Hundred** | **No Objection** | **CONSENT** subject to conditions and notes27.05.2021 |
| **21/01104/CLPS** 14.04.2021 | Certificate of proposed lawful development for proposed single storey rear extension -**13 Montfort Road** | **No Objection** | **WITHDRAWN**25.05.2021 |
| **21/01211/FULLS**26.04.2021 | Two storey side extension, single storey rear extension **10 High Firs Gardens** | **Objection** | **WITHDRAWN**26.05.2021 |
| **21/00846/LBWS**19.03.2021 | Replace 5no single glazed timber framed casement windows on South Elevation with double glazed timber framed casement windows to match existing - **4 Abbey Water** | **No Objection** | **CONSENT REFUSED\***27.05.2021 |
| **\*** The replacement of five of the existing windows with double glazing and timber frame would not make a positive contribution to sustaining or enhancing the significance of the listed building and its setting within the Conservation Area and fails to demonstrate that these works would not result in less than substantial harm to the appearance and significance of the heritage assets. No public benefit has been demonstrated to arise from the scheme which would outweigh this harm. The proposal is contrary to policy E9 of the RLP, paragraph 196 of the NPPF and sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. |
| **21/00994/TPOS**31.03.2021 | T1- Wellingtonia- Reduce canopy height by up to 2.5m and lateral growth by up to 1m around, remove dead wood and snapped/hanging branches -**The Coach House , The Crescent** | **No Objection** | **CONSENT** subject to conditions and notes25.05.2021 |
| **21/01058/CLPS**09.04.2021 | Application for a Lawful Development Certificate for a proposed timber framed car port -**3 Thatched Cottage , Whitenap Lane** | **No Comment****Made** | **WITHDRAWN**03.06.2021 |
| **21/00320/LBWS**02.02.2021 | Raise mantel of chimney breast in the kitchen at ground floor level, removal of fitted wardrobes, insertion of a doorway, and re-instatement partition wall at first floor level, re-opening of the blocked window on rear elevation and formation of a shower enclosure at second floor level **29 Middlebridge Street** | **No Objection** | **REFUSED\***02.06.2021 |
| **\***Revised Local Plan, paragraph 196 of the NPPF and sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposals would not make a positive contribution to sustaining or enhancing the significance of the listed building and fails to demonstrate that these works would not result in less than substantial harm to the appearance and significance of the heritage assets. No public benefit has been demonstrated to arise from the scheme which would outweigh this harm. The proposal is contrary to policy E9 of the Test Valley Borough Council. |
| **21/00706/FULLS**25.03.2021 | Stationing of a kitchen van [Class E(b)] and retention of block-paved hardstanding area for a temporary period of 12 months **48 The Hundred** | **No Objection** | **REFUSED\***04.06.2021 |
| **\*01.**Given the proximity of neighbouring residents and office space, this location is very sensitive and the proposal would result in a significant detrimental impact on the amenity of local residents due to cooking smells and noise disturbance. The proposal is considered to conflict with policies E8, LHW4 and COM2 of the Test Valley Borough Revised Local Plan 2016. **02.** By reason of the design, scale and siting of the van, it gives rise to an unacceptable level of harm to the character and appearance of the area, and also gives rise to visual harm to the setting of the listed building Tudor House, as well as the Romsey conservation area. The harm to the heritage assets would be less than substantial and in accordance with the NPPF and Policy E9 of the Framework, the harm should be weighed against any public benefits of the proposal. In this circumstance no public benefits have been advanced to overcome the identified harm. The proposal is therefore considered to conflict with policies E1, E9 and COM2 of the Test Valley Borough Revised Local Plan 2016. |
| **21/03216/FULLS** 05.02.2021 | Replace existing lean-to with part single part two storey rear extension**104 Greatbridge Road** | **No Objection** | **PERMISSION** subject to conditions and notes09.06.2021 |
| **21/01155/FULLS** 26.04.2021 | Single storey rear extension **2 Nerquis Close** | **No Comment****Made** | **PERMISSION** subject to conditions and notes09.06.2021 |
| **21/01196/LBWS** 22.04.2021 | Removal of wall between kitchen and dining room, move door and window at rear -**55 Cherville Street** | **No Objection** | **WITHDRAWN**10.06.2021 |
| **21/01384/FULLS**10.05.2021 | Conversion of loft into 2 rooms and construction of a front porch**16 The Meadows** | **No Objection** | **WITHDRAWN**11.06.2021 |
| **21/00886/TPOS**23.03.2021 | T1 - Oak – Fell**Vine Cottage 123 Botley Road** | **Objection** | **CONSENT REFUSED\***21.05.2021 |
| **\*** Tree T1, is a prominent, mature specimen that positively contributes towards the character of the locality and offers a high level of public amenity. The proposed felling of tree T1 is considered premature and will have a negative impact upon the appearance and character of the streetscene. The tree held no significant pest, disease or structural defects to provide an arboricultural justification to warrant its removal at this time. The tree has been well managed, in 2020 the crown was reduced in height and spread by 2m and crown lifted to 3m above the driveway and 5.2m above the highway (reference 20/01763/TPOS). The applicant has raised concerns about the safety of the tree particularly the driveway width being reduced by the tree's trunk to a point where access by an ambulance is not possible. The authority is sympathetic to these concerns but does not consider this a justification to fell a mature, healthy and prominent oak tree and that other options to re- site the driveway should be explored. The applicant also has concerns about visibility being obstructed, by tree T1, when leaving the driveway across the pavement and onto the highway. The authority considers that the neighbour's hedge (121 Botley Road) is causing complete visual obstruction of cars and pedestrians approaching from the east. Tree T1, although causing some visual obstruction to cars and pedestrians approaching from the west, the obstruction is to a lesser extent than caused by the applicant's own garden frontage hedge; the removal of the tree would only achieve a minimal improvement in visibility. The tree's continued retention is considered not unreasonable, with the justification given for the proposed works not outweighing its amenity contribution at this point in time. |