

PLANNING COMMITTEE DATE: 28th March 2018

APPLICATION NO: F/YR18/0015/F

SITE LOCATION: Land North and West of 3 – 5 Low Cross, Whittlesey

UPDATE: FDC Tree Officer: Has no objection to the scheme or the proposed removed/retained trees. It is recommended that the landscape proposal should include additional tree planting particularly on the north, west and south boundaries. The western corner has suitable space to accommodate at least 2 specimen trees.

The use of fastigate (having the branches more or less parallel to the main stem) forms of trees e.g. Hornbeam (*Carpinus betulus* 'Frans Fontaine'), Sentinel pine (*Pinus sylvestris* 'Fastigiata') and Upright birch (*Betula pendula* 'Fastigiata') would add to the amenity of the area, provide screening and can be grown in confined spaces due to their narrow crowns (retained into maturity).

A further letter of objection has been received from a local resident which may be summarised as follows:

- (i) Site is between a pedestrian crossing and bus stop, there is a real risk to bus passengers caused by traffic congestion
- (ii) Although a tight space is shown for deliveries in reality the car park will be full and deliveries will park on the road causing congestion
- (iii) Site is contaminated with petrol and diesel tanks and these should be removed not surfaced over
- (iv) Previously a planning application was approved for affordable housing on the whole site, there is a shortage of housing in Whittlesey and housing is the preferred use of the site
- (v) There will be a loss of amenity for residents of the Fenland Court flats opposite caused by lorry and car traffic visiting the site.
- (vi) The best use of the site is for housing not another convenience store.

Response to matters raised above:

- Condition 10 shall be further updated to reflect comments of the FDC Tree Officer.
- The LHA have raised no issues regarding highway safety (i) and (ii)
- Any approval will be conditional on satisfactory remediation (see condition 13) (iii)
- The LPA has to consider the proposals as submitted which are deemed to be acceptable in planning policy terms (iv) and (vi)
- Residential amenity has been duly considered giving due regard to the nature of the proposal and the former use of the site, the scheme is considered acceptable in terms of Policies LP2 and LP16 of the FLP (v)

Recommendation: Grant as per page 94 – 98 of the agenda subject to amended condition 10 as follows:

Notwithstanding the landscaping details shown on drawing number J1726 (08) 04 H additional details shall be provided which clarify the tree planting and hedging. This revised detail should include specimen trees to the north, south and west of the site.

Reason - To safeguard the visual amenity of the area, in accordance with policies LP16

and LP18 of the Fenland Local Plan, adopted May 2014.