



*St Edmundsbury*  
BOROUGH COUNCIL

# Development Control Committee

## 4 February 2016

### Late Papers

#### **Item 5 – Kevor House, 62 Out Westgate, Bury St Edmunds – DC/15/1629/FUL**

1. The agent has submitted an amended landscaping plan (received on 25.01.2016). This now shows the Root Protection Area (RPA) of the protected Walnut Tree at the rear of the site. An adjustment has also been made to the arboricultural method statement to require hand digging within the RPA. The Tree & Landscape Officer has been consulted on the amendments made. Whilst this does address some of the concerns, the development proposed is still likely to have a detrimental impact on the tree. It is therefore necessary to amend the wording of refusal reason 3 within the report to read as follows:

*The proposals include hard landscaping beneath the existing walnut tree located in the neighbouring garden (5 Hospital Road). This tree is protected by a Tree Preservation Order. The proposals include car parking beneath the tree canopy which will contribute to future pressure to continually reduce, crown lift and prune it back. The development is therefore contrary to policy DM2 which seeks to ensure that development proposals do not adversely affect important landscape features.*