

Development Control Committee

5 April 2023

Late Paper

Case Officer – Tamara Benford-Brown

Item 7 – DC/22/1378/FUL : All Saints Hotel, The Street, Fornham St Genevieve, Suffolk IP28 6JQ

1. Following publication of the report in respect of the above application, final comments have been received from the Place Services Tree Officer:

'During my visit, I found that the container was level with the ground adjacent to the Lime tree (T001) and advised the client to raise the container onto sleepers to prevent compaction of the ground adjacent to the tree, which without action would've restricted water and gas exchange to the tree and if unresolved caused a deterioration in tree health. Following the site visit, this was addressed, and the client had raised the container by the next day and provided photo evidence to confirm this.

The new surfacing in the area has been confirmed to be permeable, however there is no further information available to confirm any specification of how it was installed and to what depth below ground level. Due to this there is the potential for trees T001 and T002 to be adversely impacted in the future through the installation and it was advised that if the trees were to decline, then the surfacing would be removed and the ground adjacent to the tree retained as soil. Hayden's revised Arboricultural Impact Assessment has acknowledged that a monitoring report shall be produced following re-inspection to provide a record of any improvement or deterioration. As well as this new planting has been specified in accordance with the comments. However, no information on the new species to be planted in the proposed new planting area with a suitable sizes and aftercare measures, in accordance with BS8545:2014 'trees from nursery to the landscape', has been submitted at this stage and therefore a condition will be attached to ensure this.

Overall, although an application such as this would have been objected originally due to the lack of information provided on the arboricultural constraints on the site, as well as given its location within a woodland belt likely having been considered unsuitable even if this information had been provided. However, on the basis that the harm has already occurred to the trees, and to those

felled, if any, is obviously irreversible, support is given, subject to the following retrospective conditions.'

- Details of and implementation of landscaping
(note: this is condition 6 in the main report, but requires amending)
 - Tree Monitoring
2. Noting the above it is therefore recommended that the tree monitoring condition is added to the recommendation instead of condition 5 in the main report and condition 6 is amended as follows:
5. A schedule of tree monitoring for retained trees T001 and T002 shall be provided to the Local Planning Authority each year following the decision date, for the duration of a 5-year period and shall include:
1. An arboricultural report for the monitoring of these trees within the site once per year throughout the 5-year period.
 2. The inspection of the trees, including pictures taken at each monitoring visit, and:
 3. Where decline is identified these trees, a specification to outline remedial works shall be submitted to and approved in writing by the Local Planning Authority as necessary.
- All remedial works shall be carried out in accordance with the approved details at the earliest opportunity following the inspection.
- Reason: To ensure that adequate provisions for monitoring of the trees for a 5-year are established, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.
6. Within 2 months of the decision date a detailed scheme of replacement tree planting for the site drawn to a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The tree planting details shall include planting plans; written specifications (including cultivation and other operations associated with tree establishment); schedules of trees noting species, sizes and proposed numbers/ densities. Within 3 months of the granting of permission or the next available planting season (whichever is sooner), the replacement planting shall be implemented in accordance with the approved details and the Local Planning Authority shall be advised in writing that the replanting has been carried out. If any replacement tree is removed, becomes severely damaged or becomes seriously diseased it shall be replaced with a tree of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve trees on the site in the interest of visual amenity and character of the area, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

3. Comments have also been received from Natural England in relation to establishing whether or not the site is ancient woodland:

'Natural England's ancient woodland Specialist has now reviewed the evidence and concluded that in our opinion the site is unlikely to be ancient and we will therefore not be adding it to the Ancient Woodland Inventory. Any impacts to veteran trees however should still be considered in line with paragraph 180 of the NPPF. Furthermore, the site is still recorded on the Priority Habitat Inventory, as Deciduous Woodland PHI, and as you are aware, you should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 175 and 179 of the NPPF and any relevant development plan policy.'

4. It should also be noted that there are no veteran trees within the site.
5. The following are additional conditions to be added to the recommendation within the main report:
 8. The acoustic fencing shown on the approved plan (drawing no. 499 ABF 1 and 499 P1) shall be installed within 6 weeks of the decision date (unless an alternative timescale is otherwise agreed in writing with the Local Planning Authority) and shall be maintained and remain in perpetuity.

Reason: To minimise the impact of the development on the locality in the interests of amenity in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

9. The use of the outdoor gym (and associated equipment and storage container) shall be limited to one fitness class at any one time, with a maximum of 20 attendees at each class.

Reason: To prevent the intensification of the use and to minimise the impact of the development on the locality in the interests of amenity in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.