



# Oadby and Wigston Borough Council

## TO COUNCILLOR:

G S Atwal  
L A Bentley (Chair)  
G A Boulter  
Mrs L M Broadley (Vice-Chair)  
F S Broadley

D M Carter  
B Dave  
R E Fahey  
D A Gamble  
Mrs S Z Haq

J Kaufman  
Dr T K Khong  
Mrs H E Loydall  
R E R Morris

Dear Councillor et al

I hereby summon you to attend a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held at the **COUNCIL OFFICES, STATION ROAD, WIGSTON** on **THURSDAY, 16 MARCH 2017** at **7.00 PM** for the transaction of the business set out in the Agenda below.

Yours faithfully

Council Offices  
Wigston  
15 March 2017

Mark Hall  
Chief Executive

### ITEM NO.

### AGENDA UPDATE

### PAGE NO'S

9. Agenda Update

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<b>Development Control Committee</b>	<b>Thursday, 16 March 2017</b>	<b>Matter for Information</b>
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**Title:** **Agenda Update**

**Author:** **Richard Redford (Planning Control Team Leader)**  
**Tony Boswell (Senior Planning Control Officer)**

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**1. 16/00377/COU – 1 Ladysmith Road, Wigston, Leicestershire, LE18 4UZ**

1.1. The number of public comments received has increased from the 14 mentioned in the main report to 26. However, these additional objectors do not appear to add any additional material planning considerations to those already summarised on page 11 of the main report.

In addition a report has been received from one of the local Tree Wardens. This reads as follows:

1. *“No tree warden report was requested for this application. However, on looking at it, and bearing in mind past tree activity on the site, I feel it important to put a tree warden view.*
2. *The trees to the front of the property are protected. The owner is aware of this.*
3. *The larger trees abutting to the north and west of the property are also protected, and are managed by Preim on behalf of Annington Homes.*
4. *The proposed all weather play area to the north of the building makes no mention of Geoweb root protection material. T197 – lime, is within two metres of the proposed area, and T177 – cedar, is within 6 metres. Both will need root protection.*
5. *The application is also unclear about parking spaces. Geoweb root protection is proposed for the dropping off bay to the east of the green area in front of the building. There is, however, another proposed drop off point to the south of the green area which is only shown on the Westropp arboricultural impact assessment plan. This is not mentioned anywhere else. This should be clarified with the applicant, and the need for root protection be pointed out.*
6. *I am concerned about this application. I don't think it is clear or specific enough. The holm oak in front of the building has been damaged twice in the recent past. No application was made for work to be done on the tree, and only intervention by concerned residents and our enforcement officer prevented further damage. As I understand it, action is being taken by the enforcement officer.*

*If this change of use application is passed I fear many of these protected trees will be under threat”.*

1.2. In relation to these submitted comments the Council's Arborist has commented as follows:

*“Point to note; 16/00461/TPO application to relocate T3 to the northern edge of the site using a Tree spade (only necessary if this COU is passed). That application is currently outstanding. In relocating T3 the need for GeoWeb or similar anti-compaction build methods for the southern drop off point would not be needed.*

*The larger trees on site (T2 and T12) are much older than the other trees, these trees have a substantial amenity value. The concern to be raised is that if the Change of Use should be permitted and one of these mature trees were to drop debris into the outdoor play area then the trees will become vulnerable to being removed (a risk assessment of the site would most likely prove the risk too great for a children's play area).*

*With this in mind should an application be submitted for the removal of any of the trees on site for reasons of safety the decision should be deliberated and issued by the DC Committee. A proposal of no less the 5 No. Heavy Standard/ Extra Heavy Standard Native Broadleaved trees to be planted within the surrounding landscape should be expected as mitigation for the removal of any one of the large trees on site. Any replacement planting for the removal of any of the trees should be done so with the permission of Annington/Priem (land owners and management company of the surrounding area)".*

**Background Documents:-**

Report of the Planning Control Team Leader

Development Control Committee - Thursday, 16th March, 2017 7.00 pm

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Implications	
<b>Financial (RR)</b>	Not applicable.
<b>Legal (RR)</b>	Not applicable.
<b>Risk (RR)</b>	Not applicable.
<b>Equalities (RR)</b>	Not applicable.
	Equality Assessment:- <input type="checkbox"/> Initial Screening <input type="checkbox"/> Full Assessment <input checked="" type="checkbox"/> Not Applicable