

# Consultee Comments for Planning Application 21/00953/FUL

## Application Summary

Application Number: 21/00953/FUL

Address: Former Hotel Felix Whitehouse Lane Cambridge Cambridgeshire CB3 0LX

Proposal: Demolition of existing buildings and erection of a care home (Use Class C2) with external amenity space, access, parking, landscaping and other associated works

Case Officer: Mary Collins

## Consultee Details

Name: Mrs Miriam Hill

Address: South Cambridgeshire Hall, 6010 Cambourne Business Park, Cambourne Cambridge, Cambridgeshire CB23 6EA

Email: Not Available

On Behalf Of: SCDC Trees Officer

## Comments

Summary (06/05/2021): I have no arboricultural or hedgerow objections to this application, but further information is needed before determination.

Please be aware that the red line boundary of the site spans both South Cambs and City. The trees aspect of the Greater Cambridge Shared Planning is not shared. I have made City tree officers aware of this application and their trees (between boundary hedgerow and access road, i.e. the verge). They will raise comments separately as required.

Trees on or adjacent site have: Legal protection through TPO and also no statutory protection. Please be aware that there is also a provisional TPO covering this entire site and all species, TPO 0006 (2021) served in March (at the request of concerned locals). This does not appear in the submitted documents due to timing.

Tree and hedgerow information: A Tree Survey and Arboricultural Implications Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan (rev A dated 28/04/2021) has been submitted. This is sufficient for this stage of the application, but a further detailed Tree Protection Plan will be required if the application is approved. It should include a schedule of monitoring (specification and records to be kept) by a project arborist which the Council can request if required. Please also include specific instructions regarding the instillation of all the low-level lighting, including tree up lighting, which is proposed.

Tree spading: Several of the documents refer to the moving of several mature limes and a cedar around the site. Moving trees can easily be undertaken if sufficient preparation has been undertaken. My experience is that this preparation takes at least a year to two years. It must be

carefully timed for the hire of the spade and its operator to avoid their busy times, lifting trees for the nursery trade. The follow up maintenance of the trees is also significant. This is to say that to undertake this process is not quick nor cheap and should be undertaken by specialist contractors.

Clearly the applicants have listened very carefully to the feelings of the local residents and their strong views about the importance of the trees and worked to find a solution to locations where there is conflict between existing trees and development. However, I wonder if this is practical with project timescales etc. I would have expected at least a preliminary view from a specialist tree moving contractor as to the practicalities of what is involved, before during and after. It is possible that this preparation process has already started given the time of year. Detailed specifications would of course be preferable. I believe at least the preliminary view is required before application determination as this will have implications for the conditions required but also if the suggested scheme is practical.

I am especially concerned with the moving of trees, which appear to be for the vanity of the landscaping scheme rather than more practical reasons of developing the site, where there are fewer choices.

I also have some concerns over the moving of limes to the western boundary with The Brambles. This would appear to have a high likelihood of future conflict between residential gardens and dwellings and the trees and increase the likelihood of inappropriate types and amounts of pruning. Perhaps a close-up detail of this location could be submitted, showing projected overhang and shading both now and say in 20 years time.

Condition request: Before any works on site commence a detailed Arboricultural Method Statement, Tree Protection Strategy and Schedule of Monitoring shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.