



Memo.

Date: 3rd January 2011
To: Planning
Cc: -
From: Miriam Hill
Subject: S6/2011/2685/FP – 29-30 GREENFIELDS, SOUTH DRIVE, CUFFLEY
ERECTION OF TWO BUNGALOWS

The site layout, in relation to the landscaping, appears to be unchanged from the previous application, S6/2010/0098/PA. There are no changes to my previous comments which I have included below.

Currently the area where the two bungalows are to be positioned is an area of grass with a scattering of trees. It is at the top of a slope and has no paths to allow access.

The proposal is to erect two bungalows and create a landscaped seating area between them. This will require the removal of six trees and the remaining trees will have to be pruned. The trees which are to be removed are of mixed quality. The two semi-mature trees adjacent to 29 are the only trees which will be a loss to the site. However these trees are not sufficient quality to preserve or refuse the application. Although all the trees on site are relatively small or young, thought should be given as to how the materials and machinery are to access the working area. This may effect the trees not currently designated for removal.

As the new landscaping will be in a public place I think it would be appropriate for the Council to approve these plans. Details of species, size of planting material, density or numbers should be included. I would also suggest that it would be prudent to consider the boundary on the north of the site adjacent to the cycle store for some planting. This will help screen the new bungalow from the houses on South Drive and buffer the noise of the

school. Unfortunately as the schools access drive is over the boundary it would be inappropriate to suggest any trees but a hedge or a low maintenance informal shrubbery would be appropriate.

I recommend that should permission be granted a condition be that a detailed landscape plan be submitted for approval by the Council.

I hope that these comments are clear and that if you need anything further then please contact me.