

Consultee Comment for planning application 6/2015/2173/FULL

Application Number	6/2015/2173/FULL
Location	37 Lambs Close, Cuffley, Potters Bar, EN6 4HD
Proposal	Erection of 2no two bedroom flats together with associated parking and retention of existing car parking spaces following demolition of existing garages
Case Officer	Mrs J Pagdin
Name	Landscapes Departmer
Address	Landscapes Department
Type of Comment	Object
Type	Object
Comments	<p>I thought the Landscape scheme lacks much contribution to amenity, either for existing surrounding neighbours or for potential future residents. The scheme has no screening between the proposed building and existing neighbours. As the buildings footprint is sited so close to the sites boundary, there is little scope for this to be included. This will make the building very prominent within the landscape. No greenroof or greenwalls have been suggested. Even the bin store is placed at the entrance to the site, in plain sight with no screening or consideration to its prominence for residents, existing or proposed. The box hedge on the north boundary will do nothing to screen the row of cars let alone the building. The Landscape scheme is only an indicative overview. Should the application be approved a detailed landscape plan and planting schedule will be required. Both flats have a balcony as their outside space I assume this will be a key sales feature. The western flat?s balcony will look out over a sea of hard standing or 10 cars plus will have the crowns of the two oak trees within close proximity. These oak trees are protected and still have a very high amenity value. I suspect that there will be pressure to prune these trees back to facilitate more light to the balcony. As the balcony will only get the setting sun, I suspect that the amount of proposed pruning will be heavy. Pruning these trees on one side, or carrying out an unnecessary crown reductions will disfigure the trees and create future management (and therefore longevity) issues. Although this comment is speculative, it is a summary of my experience on other sites and protected trees. Part of an Arboricultural Impact Assessment report (dated 6 October 2015) has been submitted. Appendix 1, 2, 3 4 and 5 are missing and therefore this report cannot be assessed fully. Should the application be approved a condition shall be that no pruning works be undertaken to the oak trees without specific approval from the LPA. No pruning is required to facilitate development so any pruning would be superficial. A detailed Arboricultural Method Statement and Tree Protection Plan would need to be submitted. I have significant concerns over this application in relation to poor visual amenity and the future pressure to prune the TPO?d oak trees. Miriam Hill Tree Officer</p>
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