Jane Steel

From: Eleanor Shaw
Sent: 11 July 2011 11:32
To: Jane Steel
Subject: FW: 15 Groby Road - Withdraw Application

Eleanor Shaw Bsc (Hons) MASP (Diss)

Area Planning Officer (My normal working days are Monday to Wednesday inclusive)

Hinckley and Bosworth Borough Council
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From: Joe Welch []
Sent: 11 July 2011 11:27
To: Eleanor Shaw
Subject: RE: 15 Groby Road - Withdraw Application

Dear Eleanor

Could we please withdraw the below application at 15 Groby Road ref. 11/00374/OUT

I will come back to you later today with a few minor queries ready for resubmission.

Kind regards

Joe

From: Eleanor Shaw [mailto:Eleanor.Shaw@hinckley-bosworth.gov.uk]
Sent: 08 July 2011 11:29
To: Joe Welch
Subject: RE: 15 Groby Road - Tree Comments

Hi Joe, that would be most appreciated.

Eleanor Shaw Bsc (Hons) MASP (Diss)

Area Planning Officer

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From: Joe Welch [mailto:]
Sent: 08 July 2011 11:26
To: Eleanor Shaw
Subject: RE: 15 Groby Road - Tree Comments

Eleanor

Many thanks for this. I will come back to you next week on the below comments. I have written to the clients advising that the application be withdrawn for resubmission when we have an agreed layout/design. I am yet to hear back from them but have subsequently chased them this morning. When I hear back from them I will let you know the decision straight away.

Kind regards

Joe

From: Eleanor Shaw [mailto:Eleanor.Shaw@hinckley-bosworth.gov.uk]
Sent: 08 July 2011 10:38
To: Joe Welch
Subject: 15 Groby Road - Tree Comments

Dear Joe,

Please find attached the Comments from the Councils Tree officer..:

Have you received conformation from your clients yet as to whether the current application can be withdrawn?

As discussed I visited the site last Wednesday. The measurements in the FPCR survey appear to be accurate.

TG2 Scots pines are accurately shown as retention Cat B in the survey but removed on the proposed site plan. Both are good trees deserving of retention.

I would however class T8 as retention Cat. A – building and site works need to be outside the RPA. T6 Beech

is not now worthy of retention and should be included as Cat R. Removal of T6 could provide space for a new access drive rather than felling healthy trees T11 and T12 but it would need to be constructed with care over the root systems of adjacent trees and this would necessitate careful measurement of highway and site levels and "no-dig" design.

If the access point is changed it would require careful design around T8 or over the RPA but may provide space for construction of a dwelling in the open area of the old tennis court and allow the necessary clearance from TG1. Proposed construction is too close to TG1.

Construction of a new access drive will however mean loss of the frontage hedge and likely root damage to the frontage trees to create a visibility splay. It would therefore be preferable to retain the existing drive as a shared access.

T27 Western red cedar and T28 Lawson cypress are of limited value and in terms of site development it would be acceptable to remove both.

Julian

From: *Julian Simpson*
Sent: *15 June 2011 12:55*
To: *Eleanor Shaw*
Subject: *RE: 15 Groby Road Ratby*

Eleanor,
I haven't looked on site but just looking now at the drawings – construction of two dwellings appears excessive for the site. There appears to be insufficient clearance from TG1- the line of 16m.tall Limes outside the west boundary. No working space has been allowed outside the proposed root protection area for plot A and the trees would appear to dominate plot 1 – minimising useable garden space and shading the proposed dwelling. (FPCR frequently seriously under estimate sizes.)

The recommended root protection of Lime T8 has been totally ignored.

Whether or not the new access drive is workable is not clear without a site visit. It would however result in the loss of mature Cat. C trees and could compromise T10 and T13

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