



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

18th November 2020

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

20201133 MARBLE STREET WITHDRAWN FROM THE AGENDA

20201345	1-1A Monsell Drive
Proposal:	Variation of conditions 11 (TPO trees to be protected from damage) & 12 (Existing trees, shrubs, hedges to be protected) attached to planning permission 20191818 (Demolition of existing apartment buildings (Class C3); Construction of two and three storey Care Home (60 Bed) (Class C2) to allow for changes to the tree protection measures and felling of four trees protected by TPO N4.0177 (Amended plan received 7/10/2020)

Representations

A further 9 objections to loss of trees have been received. The original objectors have provided further comments reiterating their concerns about the loss of trees. The objections are on the same grounds as those set out in the main report.

Consideration

A further site visit has been carried out following a report that tree T27 of the tree preservation order (TPO) had been felled and that damage had been caused to the roots of tree T14 of the TPO. The visit found that tree T27 was still in place and that the roots of T14 had been partially exposed. Work commenced at the visit to replace the soil around the roots of this tree and no damage to the tree appears to have been caused.

References have been made to the City Council's Trees Strategy which states that where trees are removed they should be replaced on a 2 for 1 basis. This is not directly planning policy although this objective to enhance tree cover is taken into consideration. In this case, given the constraints of the site, I do not consider that it would be appropriate to require 2 trees to be planted for each of those to be removed. The proposed condition 15 covers the requirement for replacement trees for those lost.