

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

20 OCTOBER 2014

Report of Additional Representations



WEST OXFORDSHIRE
DISTRICT COUNCIL

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Report of Additional Representations

14/1149/P/FP Land between 2 Elms Road & The Elms Yarnton Road Cassington	
Date	15/10/2014
Officer	Miranda Clark
Recommendation	Refusal
Parish	Cassington
Grid Ref:	445446,211024

Application details

Erection of two storey detached dwelling with associated parking and amenity space.

Applicant

Mrs S Laing Sparrows

Somerton Road

North Aston

OXON

OX25 6HX

AGENT'S ADDITIONAL COMMENTS

I am disappointed that the officer recommendation will be one of refusal for the above application.

I would like to reiterate that the application submitted was based on a design following the production of a Arboricultural Report and a subsequent Arboricultural Impact Assessment which outlined some mitigation measures that would ensure the retention of the Area Tree Preservation Order trees both during and post construction.

Some of the proposed mitigation measures include;

- Locating the building outside of the root protection areas
- Erection of construction exclusion zone fencing during the construction phase
- No-dig techniques for laying the car parking area and service trench within root protection areas
- Use of a common duct for services, proposed to run under the existing driveway
- Use of Duradek mats to provide additional ground protection along the existing driveway

The Arboricultural Impact Assessment concludes that there will be no undue pressure to remove or severely prune the protected trees in the future. The report also suggests that a site specific Arboricultural Method Statement, including site supervision measures is provided; the applicant would be happy for such a condition to be included as part of a successful application.