



# DEVELOPMENT CONTROL COMMITTEE

**TUESDAY 15 MARCH 2005**

## **SUPPLEMENTAL COMMITTEE AGENDA**

### **AGENDA - PART I**

13. **Tree Preservation Orders:** (Pages 1 - 66)  
Report of the Chief Planning Officer.
17. (a) **15 Gordon Avenue, Stanmore:** (Pages 67 - 70)  
Report of the Director of Legal Services and the Group Manager Planning and Development.

*Note 1: In accordance with the Local Government (Access to Information) Act 1985, the following agenda items have been admitted late to the agenda by virtue of special circumstances and urgency detailed below:-*

<u>Agenda item</u>	<u>Special circumstances/Grounds for Urgency</u>
13. Tree Preservation Orders	To protect trees across the borough.
17a. 15 Gordon Avenue, Stanmore	The report relates to the Council's case at an informal appeal hearing.

### **AGENDA - PART II - NIL**

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Meeting:	Development Control Committee
Date:	15 March 2005
Subject:	Tree Preservation Orders (TPO)
Responsible Officer:	Chief Planning Officer
Contact Officer:	Steve Woad
Portfolio Holder:	Planning Development and Housing
Key Decision:	No

## **Section 1: Summary**

### **Decision Required**

1.1 That the Director of Legal Services be authorised to make new TPO's to be known as follows:

- TPO 825 Chestnut Avenue (No. 1) Canons
- TPO 826 Canons Drive (No. 6) Canons
- TPO 827 Lake View (No. 4) Canons
- TPO 828 Sudbury Hill (No. 7) Harrow on the Hill
- TPO 829 St. Leonards Avenue (No. 2) Kenton West
- TPO 830 Becmead Avenue (No. 1) Kenton West
- TPO 831 Elm Park Road (No. 3) Pinner
- TPO 832 Royston Park Road (No. 4) Hatch End
- TPO 833 Nugents Park (No. 3) Hatch End
- TPO 834 Nugents Park (No. 4) Hatch End
- TPO 835 Nugents Park (No. 5) Hatch End
- TPO 836 Nugents Park (No. 6) Hatch End
- TPO 837 Uxbridge Road (No. 41) Stanmore Park
- TPO 838 RAF Stanmore (No. 4) Stanmore Park

To be made pursuant to sections 198 and 201 of the Town and Country Planning Act 1990 to protect those trees identified on the attached maps and schedules.

1.2 On confirmation of all the above TPO's, the following TPO's to be revoked:

- TPO 62 Elm Park Road (No. 1) Pinner
- TPO 65 Lake View (No. 1) Edgware
- TPO 187 Uxbridge Road (No. 5) Stanmore
- TPO 214 Uxbridge Road (No. 7) Stanmore

TPO 284 St. Leonards Avenue (No. 1) Kenton  
TPO 386 Uxbridge Road (No. 22) Stanmore  
TPO 479 Lake View (No. 2) Edgware  
TPO 565 Canons Drive (No. 3) Edgware  
TPO 651 Lake View (No. 3) Edgware

### **Reason for report**

This report addresses The Council's stated priority of enhancing the environment of the borough.

In accordance with current policy the sites have now been re-surveyed to identify individual trees, groups of trees and woodlands that are of high amenity value.

### **Benefits**

This report provides detailed tree surveys carried out at the above sites, which will enable the council to protect the most important trees and enhance the environment of the borough.

### **Cost of Proposals**

Legal Costs.

### **Risks**

Maybe risk of payment of compensation, in respect of loss or damage sustained as a natural consequence of a refusal to grant consent under the TPO when made.

### **Implications if recommendations rejected**

Trees across the borough will not be protected.

## **Section 2: Report**

### **2.1 Brief History**

In order to achieve immediate protection and as a matter of expediency Area TPO's were made on the sites listed in section 1.2,

Except for:

TPO 386 Uxbridge Road (No. 22) Stanmore

TPO 214 Uxbridge Road (No. 7) Stanmore

But including:

TPO 12 Comprehensive, Harrow on the Hill

TPO 42 Nugents Park Hatch End

TPO 45 Canons Drive, Edgware

TPO 61 Royston Park Road Hatch End

In accordance with current policy the sites have now been re-surveyed to identify individual trees, groups of trees and woodlands that are of high amenity value.

2.2 Options considered

Make new TPO's to protect the most important trees.

2.3 Consultation

Not applicable.

2.4 Financial Implications

No financial implications.

2.5 Legal Implications

None.

2.6 Equalities Impact

None.

**Section 3: Supporting Information/ Background Documents**

3.1 The existing Orders referred to in paragraph 1.2 will remain in force until the new Orders are confirmed. On confirmation of the new Orders the old Orders will be revoked.

Other background papers that are available on request: See paragraph 1.2 and 2.1.

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**TPO NO. 825**

**TPO TITLE: Chestnut Avenue (No. 1) Canons**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**

(encircled in black on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Beech	Rear garden of 35 Chestnut Avenue.
T2	Beech	Rear garden of 35 Chestnut Avenue.
T3	Oak	Rear garden of 33 Chestnut Avenue.
T4	Cypress	Rear garden of 33 Chestnut Avenue.
T5	Ash	Rear garden of 29 Chestnut Avenue.
T6	Ash	Rear garden of 29 Chestnut Avenue.
T7	Ash	Rear garden of 25 Chestnut Avenue.
T8	Ash	Rear garden of 25 Chestnut Avenue.
T9	Ash	Rear garden of 25 Chestnut Avenue.
T10	Lime	Rear garden of 23 Chestnut Avenue.
T11	Lime	Rear garden of 23 Chestnut Avenue.
T12	Lime	Rear garden of 23 Chestnut Avenue.
T13	Lime	Rear garden of 21 Chestnut Avenue.
T14	Lime	Rear garden of 21 Chestnut Avenue.
T15	Scots Pine	Rear garden of 19 Chestnut Avenue.
T16	Sycamore	Rear garden of 19 Chestnut Avenue.
T17	Sycamore	On boundary between 17 & 19 Chestnut Ave.
T18	Lime	Rear garden of 17 Chestnut Avenue.
T19	Lime	Rear garden of 17 Chestnut Avenue.
T20	Sycamore	Rear garden of 17 Chestnut Avenue.
T21	Sycamore	Rear garden of 17 Chestnut Avenue.

T22	Pine	Rear garden of 15 Chestnut Avenue.
T23	Pine	Rear garden of 15 Chestnut Avenue.
T24	Cypress	Front garden of 7 Chestnut Avenue.
T25	Sycamore	Rear garden of 7 Chestnut Avenue.
T26	Scots Pine	Rear garden of 5 Chestnut Avenue.
T27	Scots Pine	Rear garden of 5 Chestnut Avenue.
T28	Scots Pine	Rear garden of 3 Chestnut Avenue.
T29	Swedish Whitebeam	Rear garden of 3 Chestnut Avenue.
T30	Horse Chestnut	Rear garden of 3 Chestnut Avenue.
T31	Horse Chestnut	Rear garden of 3 Chestnut Avenue.
T32	Horse Chestnut	Rear garden of 1 Chestnut Avenue.
T33	Pine	Rear garden of 1 Chestnut Avenue.
T34	Horse Chestnut	Rear garden of 1 Chestnut Avenue.
T35	Horse Chestnut	Rear garden of 1 Chestnut Avenue.
T36	Horse Chestnut	Rear garden of 1 Chestnut Avenue.
T37	Oak	Rear garden of 1 Chestnut Avenue.
T38	Oak	Rear garden of 1 Chestnut Avenue.
T39	Oak	Rear garden of 1 Chestnut Avenue.
T40	Scots Pine	Rear garden of 1 Chestnut Avenue.
T41	Oak	Rear garden of 1 Chestnut Avenue.

**GROUPS OF TREES**

(within broken line on the map)

None

**TREES SPECIFIED BY REFERENCE TO AN AREA**

(within dotted black line on map)

None

**WOODLANDS**

(within a continuous black line on the map)

None

**This appendix consists of an ordnance survey map which is not available electronically.**

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**TPO NO. 826**

**TPO TITLE: Canons Drive (No. 6) Canons**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Leyland Cypress	Out front of 59 Canons Drive.
T2	Walnut	Out front of 59 Canons Drive.
T3	Japanese Cedar	Out front of 55 Canons Drive.
T4	Wellingtonia	Out front of 55 Canons Drive.
T5	Dawn Redwood	Out front of 53 Canons Drive.
T6	Thuja	Out front of 53 Canons Drive.
T7	Lawson Cypress	Out front of 51 Canons Drive.
T8	Douglas Fir	Out front of 51 Canons Drive.
T9	Wellingtonia	Out front of 49 Canons Drive.
T10	Wellingtonia	Out front of 49 and 47 Canons Drive.
T11	Wellingtonia	Out front of 47 and 45 Canons Drive.
T12	Wellingtonia	Out front of 43 Canons Drive.
T13	Birch	Rear garden of 43 Canons Drive.
T14	Birch	Rear garden of 43 Canons Drive.
T15	Beech	Rear garden of 43 Canons Drive.
T16	Lime	Rear garden of 41 Canons Drive.
T17	Blue Atlas Cedar	Out front of 41 Canons Drive.
T18	Cedar	Out front of 41 Canons Drive.
T19	Wellingtonia	Out front of 39 Canons Drive.
T20	Dawn Redwood	Out front of 37 Canons Drive.

T21	Cedar	Out front of 35 Canons Drive.
T22	Wellingtonia	Out front of 33 Canons Drive.
T23	Cedar	Rear garden of 33 Canons Drive.
T24	Lombardy Poplar	Rear garden of 33 Canons Drive.
T25	Cedar	Rear garden of 33 Canons Drive.
T26	Lombardy Poplar	Rear garden of 33 Canons Drive.
T27	Dawn Redwood	Out front of 31 Canons Drive.
T28	Wellingtonia	Out front of 29 Canons Drive.
T29	Wellingtonia	Out front of 27 Canons Drive.
T30	Cedar	Out front of 25 Canons Drive.
T31	Monkey Puzzle	Out front of 23 Canons Drive.
T32	Cedar	Out front of 21 Canons Drive.
T33	Wellingtonia	Out front of 19 Canons Drive.
T34	Blue Atlas Cedar	Out front of 17 Canons Drive.
T35	Spruce	Out front of 15 Canons Drive.
T36	Cedar	Out front of 13 Canons Drive.
T37	Spruce	Out front of 13 Canons Drive.
T38	Sycamore	Rear garden of 13 Canons Drive.
T39	Sycamore	Rear garden of 13 Canons Drive.
T40	Birch	Rear garden of 11 Canons Drive.
T41	Purple Plum	Rear garden of 11 Canons Drive.
T42	Monkey Puzzle	Out front of 11 Canons Drive.
T43	Wellingtonia	Out front of 11 Canons Drive.
T44	Wellingtonia	Out front of 9 Canons Drive.
T45	Dawn Redwood	Out front of 7 Canons Drive.
T46	Oak	Rear garden of 7 Canons Drive.
T47	Cypress	Rear garden of 5 Canons Drive.
T48	Cypress	Rear garden of 5 Canons Drive.

T49	Wellingtonia	Out front of 5 Canons Drive.
T50	Wellingtonia	Out front of 'The Cottage' Canons Drive.
T51	Wellingtonia	Out front of 3 Canons Drive.
T52	Wellingtonia	Out front of 42 Canons Drive.
T53	Spruce	Out front of 44 Canons Drive.
T54	Wellingtonia	Out front of 44 Canons Drive.
T55	Cedar	Out front of 46 Canons Drive.
T56	Wellingtonia	Out front of 46 Canons Drive.
T57	Dawn Redwood	Out front of 48 Canons Drive.
T58	Wellingtonia	Out front of 48 Canons Drive.
T59	Blue Atlas Cedar	Out front of 50 Canons Drive.
T60	Blue Atlas Cedar	Out front of 50 Canons Drive.
T61	Wellingtonia	Out front of 52 Canons Drive.
T62	Thuja	Out front of 52 Canons Drive.
T63	Scots Pine	Rear garden of 52 Canons Drive.
T64	Monterey Cypress	Rear garden of 52 Canons Drive.
T65	Monterey Cypress	Rear garden of 52 Canons Drive.
T66	Cedar	Out front of 54 Canons Drive.
T67	Wellingtonia	Out front of 54 Canons Drive.
T68	Coast Redwood	Out front of 54 Canons Drive.
T69	Weeping Willow	Rear garden of 56 Canons Drive.
T70	Wellingtonia	Out front of 56 Canons Drive.
T71	Wellingtonia	Out front of 56 and 58 Canons Drive.
T72	Wellingtonia	Out front of 58 Canons Drive.
T73	Wellingtonia	Out front of 60 Canons Drive.
T74	Wellingtonia	Out front of 60 Canons Drive.
T75	Wellingtonia	Out front of 62 Canons Drive.
T76	Oak	Rear garden of 62 Canons Drive.

T77	Wellingtonia	Out front of 64 Canons Drive.
T78	Cedar	Out front of 66 Canons Drive.
T79	Wellingtonia	Out front of 66 Canons Drive.
T80	Cedar	Out front of 68 Canons Drive.
T81	Hornbeam	Rear garden of 68 Canons Drive.
T82	Beech	Rear garden of 70 Canons Drive.
T83	Wellingtonia	Out front of 70 Canons Drive.
T84	Cedar	Out front of 72 Canons Drive.
T85	Ash	Rear garden of 72 Canons Drive.
T86	Wellingtonia	Out front of 74 Canons Drive.
T87	Wellingtonia	Out front of 76 Canons Drive.
T88	Wellingtonia	Out front of 78 Canons Drive.
T89	Monkey Puzzle	Out front of 80 Canons Drive.
T90	Oak	Out front of 80 Canons Drive.

**GROUPS OF TREES**

(within broken line on the map)

None

**TREES SPECIFIED BY REFERENCE TO AN AREA**

(within dotted black line on map)

None

**WOODLANDS**

(within a continuous black line on the map)

None

**This appendix consists of an ordnance survey map which is not available electronically.**

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**TPO NO. 827**

**TPO TITLE: Lake View (No. 4) Canons**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Cypress	Front garden of 40 Lake View.
T2	Swedish Whitebeam	Rear garden of 40 Lake View.
T3	Pine	Rear garden of 40 Lake View.
T4	Pine	Rear garden of 40 Lake View.
T5	Swedish Whitebeam	Rear garden of 42 Lake View.
T6	Swedish Whitebeam	Rear garden of 42 Lake View.
T7	Pine	Rear garden of 42 Lake View.
T8	Sycamore	Rear garden of 44 Lake View.
T9	Lime	Rear garden of 46 Lake View.
T10	Lime	Rear garden of 46 Lake View.
T11	Pine	Rear garden of 54 Lake View.
T12	Pine	Rear garden of 54 Lake View.
T13	Pine	Rear garden of 56 Lake View.
T14	Ash	To rear of 1 Stone Grove Court.
T15	Hawthorn	Rear garden of 58 Lake View.
T16	Pine	Rear garden of 60 Lake View.
T17	Pine	Rear garden of 60 Lake View.
T18	Pine	Rear garden of 62 Lake View.
T19	Pine	Rear garden of 62 Lake View.
T20	Oak	Rear garden of 62 Lake View.

T21	Oak	Rear garden of 72 Lake View.
T22	Sycamore	To rear of 7 Stone Grove Court.
T23	Pine	Rear garden of 66 Lake View.
T24	Pine	Rear garden of 68 Lake View.
T25	Pine	Rear garden of 68 Lake View.
T26	Pine	Front garden of 61 Lake View.
T27	Beech	Front garden of 55 Lake View.
T28	Ash	Front garden of 55 Lake View.
T29	Sycamore	Rear garden of 55 Lake View.
T30	Horse Chestnut	Rear garden of 57 Lake View.
T31	Ash	Rear Garden of 59 Lake View.
T32	Sycamore	Rear Garden of 59 Lake View.
T33	Horse Chestnut	Rear Garden of 59 Lake View.

**GROUPS OF TREES**

(within broken line on the map)

None

**TREES SPECIFIED BY REFERENCE TO AN AREA**

(within dotted black line on map)

None

**WOODLANDS**

(within a continuous black line on the map)

None

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**TPO NO. 828**

**TPO TITLE: Sudbury Hill (No. 7) Harrow on the Hill**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T2	Oak	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T3	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T4	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T5	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T6	Horse Chestnut (twin-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T7	Oak	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T8	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T9	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T10	Horse Chestnut (multi-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T11	Ash (twin-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T12	Ash	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T13	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T14	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T15	Horse Chestnut (twin-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T16	Horse Chestnut (twin-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T17	Ash	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T18	Horse Chestnut (twin-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T19	Horse Chestnut (multi-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T20	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.

T21	Lime (multi-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T22	Horse Chestnut	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T23	Ash	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T24	Ash	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T25	Ash (multi-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T26	Ash (multi-stem)	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T27	Hornbeam	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T28	Oak	Adjacent to Sudbury Hill, in grounds of C.C. Hospital.
T29	Norway Maple var.	In front grounds of Clementine Churchill Hospital.
T30	Ash	In front grounds of Clementine Churchill Hospital.
T31	Ash	Along pathway to main reception of C. C. Hospital.
T32	Oak	Along pathway to main reception of C. C. Hospital.
T33	Ash	Along pathway to main reception of C. C. Hospital.
T34	Maple var.	Along driveway to main reception of C. C. Hospital.
T35	Ash	Along driveway to main reception of C. C. Hospital.
T36	Ash	Along driveway to main reception of C. C. Hospital.
T37	Ash	Along driveway to main reception of C. C. Hospital.
T38	Ash (multi-stem)	Along driveway to main reception of C. C. Hospital.
T39	Ash	Along driveway to main reception of C. C. Hospital.
T40	Ash	Along driveway to main reception of C. C. Hospital.
T41	Ash	Along driveway to main reception of C. C. Hospital.
T42	Lime	Along driveway to main reception of C. C. Hospital.
T43	Ash	Along driveway to main reception of C. C. Hospital.
T44	Whitebeam	Along driveway to main reception of C. C. Hospital.
T45	Whitebeam	Along driveway to main reception of C. C. Hospital.
T46	Whitebeam	Along driveway to main reception of C. C. Hospital.
T47	Ash	Along driveway to main reception of C. C. Hospital.
T48	Ash	Along driveway to main reception of C. C. Hospital.

T49	Norway Maple	Along driveway to main reception of C. C. Hospital.
T50	Ash	Along pathway to main reception of C. C. Hospital.
T51	Lime	Near pathway to main reception of C. C. Hospital.
T52	Alder	Near pathway to main reception of C. C. Hospital.
T53	Birch	Near pathway to main reception of C. C. Hospital.
T54	Alder	Along pathway to main reception of C. C. Hospital.
T55	Birch	Along pathway to main reception of C. C. Hospital.
T56	Oak	Near pathway to main reception of C. C. Hospital.
T57	Lime	Near Western boundary and car parks of C.C. Hospital.
T58	Oak	Near Western boundary and car parks of C.C. Hospital.
T59	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.
T60	Oak	Near Western boundary and car parks of C.C. Hospital.
T61	Oak	Near Western boundary and car parks of C.C. Hospital.
T62	Oak	Near Western boundary and car parks of C.C. Hospital.
T63	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.
T64	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.
T65	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.
T66	Lime	Near Western boundary and car parks of C.C. Hospital.
T67	Oak	Near Western boundary and car parks of C.C. Hospital.
T68	Oak	Near Western boundary and car parks of C.C. Hospital.
T69	Oak	Near Western boundary and car parks of C.C. Hospital.
T70	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.
T71	Oak	Near Western boundary and car parks of C.C. Hospital.
T72	Oak	Near Western boundary and car parks of C.C. Hospital.
T73	Oak	Near Western boundary and car parks of C.C. Hospital.
T74	Oak	Near Western boundary and car parks of C.C. Hospital.
T75	Oak	Near Western boundary and car parks of C.C. Hospital.
T76	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.

T77	Oak	Near Western boundary and car parks of C.C. Hospital.
T78	Oak	Near Western boundary and car parks of C.C. Hospital.
T79	Horse Chestnut	Near Western boundary and car parks of C.C. Hospital.
T80	Scots Pine	In NW corner of grounds of C. C. Hospital.
T81	Oak	Directly behind Clementine Churchill Hospital.
T82	Oak	Directly behind Clementine Churchill Hospital.
T83	Oak	Directly behind Clementine Churchill Hospital.
T84	Ash	Directly behind Clementine Churchill Hospital.
T85	Oak	Directly behind Clementine Churchill Hospital.
T86	Oak	Directly behind Clementine Churchill Hospital.
T87	Oak	Directly behind Clementine Churchill Hospital.
T88	Field Maple	Directly behind Clementine Churchill Hospital.
T89	Ash	Directly behind Clementine Churchill Hospital.
T90	Oak	Near car parks of Clementine Churchill Hospital.
T91	Sycamore	Near car parks of Clementine Churchill Hospital.
T92	Ash	Near car parks of Clementine Churchill Hospital.
T93	Oak	Near main reception of Clementine Churchill Hospital.
T94	Oak	Near main reception of Clementine Churchill Hospital.
T95	Oak	Near main reception of Clementine Churchill Hospital.
T96	Oak	Near main reception of Clementine Churchill Hospital.
T97	Oak	Along driveway to main reception of C. C. Hospital.
T98	False Acacia	Along driveway to main reception of C. C. Hospital.
T99	Horse Chestnut	Along driveway to main reception of C. C. Hospital.
T100	Ash	Along driveway to main reception of C. C. Hospital.
T101	Ash	Along driveway to main reception of C. C. Hospital.
T102	Ash	Along driveway to main reception of C. C. Hospital.
T103	Sycamore	Near car parks of Clementine Churchill Hospital.
T104	Sycamore (multi-stem)	Near car parks of Clementine Churchill Hospital.

T105	Sycamore	Near car parks of Clementine Churchill Hospital.
T106	Sycamore (multi-stem)	Near car parks of Clementine Churchill Hospital.
T107	Sycamore (multi-stem)	Near car parks of Clementine Churchill Hospital.
T108	Sycamore (multi-stem)	Near car parks of Clementine Churchill Hospital.
T109	Ash	Near car parks of Clementine Churchill Hospital.
T110	Ash	Near car parks of Clementine Churchill Hospital.
T111	Horse Chestnut	Near car parks of Clementine Churchill Hospital.
T112	Oak	Near car parks of Clementine Churchill Hospital.

**GROUPS OF TREES**  
(within broken line on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
G1	5 Oak	Directly behind Clementine Churchill Hospital.

**TREES SPECIFIED BY REFERENCE TO AN AREA**  
(within dotted black line on map)

None

**WOODLANDS**  
(within a continuous black line on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
W1	Mixed Conifer and Deciduous Woodland	Directly behind Clementine Churchill Hospital.
W2	Mixed Conifer and Deciduous Woodland	Near North Eastern corner of grounds of C.C. Hospital.
W3	Mixed Conifer and Deciduous Woodland	Along Eastern boundary of Clementine Churchill Hospital.

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**TPO NO. 829**

**TPO TITLE: St. Leonards Avenue (No. 2) Kenton West**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**

(encircled in black on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Strawberry Tree	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T2	Ash	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T3	Purple Plum	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T4	Oak	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T5	Strawberry Tree	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T6	Horse Chestnut	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T7	Hawthorn	Front grounds of St. Mary the Virgin Church, St. Leonards Ave.
T8	Hawthorn	In grounds of Vicarage, St. Leonards Avenue.
T9	Horse Chestnut	In grounds of Vicarage, St. Leonards Avenue.
T10	Oak	In grounds of Vicarage, St. Leonards Avenue.
T11	Laburnum	In grounds of Vicarage, St. Leonards Avenue.
T12	Purple Plum	In grounds of Vicarage, St. Leonards Avenue.
T13	Horse Chestnut	In grounds of Vicarage, St. Leonards Avenue.
T14	Purple Plum	In grounds of Vicarage, St. Leonards Avenue.
T15	Horse Chestnut	In grounds of Vicarage, St. Leonards Avenue.
T16	Purple Plum	In grounds of Vicarage, St. Leonards Avenue.
T17	Hawthorn	In grounds of Vicarage, St. Leonards Avenue.

**GROUPS OF TREES**

(within broken line on the map)

None

**TREES SPECIFIED BY REFERENCE TO AN AREA**

(within dotted black line on map)

None

**WOODLANDS**

(within a continuous black line on the map)

None

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**TPO NO. 830**

**TPO TITLE: Becmead Avenue (No. 1) Kenton West**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Field Maple	Front garden of 86 Becmead Avenue.
T2	Oak	Front garden of 88 Becmead Avenue.
T3	Birch (multi-stem)	Front garden of 88 Becmead Avenue.
T4	Birch	Front garden of 88 Becmead Avenue.
T5	Purple Plum	Rear garden of 88 Becmead Avenue.
T6	Spruce	Rear garden of 88 Becmead Avenue.

**GROUPS OF TREES**  
**(within broken line on the map)**

None

**TREES SPECIFIED BY REFERENCE TO AN AREA**  
**(within dotted black line on map)**

None

**WOODLANDS**  
**(within a continuous black line on the map)**

None

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**TPO NO. 831**

**TPO TITLE: Elm Park Road (No. 3) Pinner**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Sycamore	Rear of 'Northend Lodge' Elm Park Road, Pinner.
T2	Sycamore (twin-stem)	Rear of 'Northend Lodge' Elm Park Road, Pinner.
T3	Sycamore	Rear of 'Northend Lodge' Elm Park Road, Pinner.
T4	Sycamore	Rear of 'Northend Lodge' Elm Park Road, Pinner.

**GROUPS OF TREES**  
**(within broken line on the map)**

None

**TREES SPECIFIED BY REFERENCE TO AN AREA**  
**(within dotted black line on map)**

None

**WOODLANDS**  
**(within a continuous black line on the map)**

None

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**TPO NO. 832**

**TPO TITLE: Royston park Road (No. 4) Hatch End**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Cypress	Front garden of 1 Royston Park Road.
T2	Cypress	Front garden of 1 Royston Park Road.
T3	Cypress	Front garden of 1 Royston Park Road.
T4	Yew (twin-stem)	Front garden of 1 Royston Park Road.
T5	Forrest's Maple	Front garden of 3 Royston Park Road.
T6	Yew	Front garden of 3 Royston Park Road.
T7	Yew	Front garden of 3 Royston Park Road.
T8	Yew	Front garden of 3 Royston Park Road.
T9	Cypress	Front garden of 3 Royston Park Road.
T10	Cypress	Front garden of 3 Royston Park Road.
T11	Cypress	Rear garden of 3 Royston Park Road.
T12	Beech	Rear garden of 3 Royston Park Road.
T13	Cypress	Front garden of 5 Royston Park Road.
T14	Holly	Front garden of 5 Royston Park Road.
T15	Holly	Front garden of 5 Royston Park Road.
T16	Cypress	Front garden of 5 Royston Park Road.
T17	Sallow Willow	Front garden of 5 Royston Park Road.
T18	Purple Plum	Front garden of 5 Royston Park Road.
T19	Yew	Front garden of 5 Royston Park Road.
T20	Hawthorn	Rear garden of 5 Royston Park Road.

T21	Cypress	Rear garden of 5 Royston Park Road.
T22	Cypress	Rear garden of 5 Royston Park Road.
T23	Cypress	Rear garden of 5 Royston Park Road.
T24	Cypress	Rear garden of 5 Royston Park Road.
T25	Birch	Rear garden of 5 Royston Park Road.
T26	Cypress	Rear garden of 5 Royston Park Road.
T27	Horse Chestnut	Rear garden of 5 Royston Park Road.
T28	Cedar	Front garden of 7a Royston Park Road.
T29	Yew	Front garden of 7a Royston Park Road.
T30	Ash	Rear garden of 7a Royston Park Road.
T31	Cedar	Front garden of 7 Royston Park Road.
T32	Pine	Rear garden of 7 Royston Park Road.
T33	Cypress	Rear garden of 7 Royston Park Road.
T34	Ash	Rear garden of 7 Royston Park Road.
T35	Oak	Rear garden of 7 Royston Park Road.

### **GROUPS OF TREES**

(within broken line on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
G1	4 Lime	Front garden of 3 Royston Park Road.

### **TREES SPECIFIED BY REFERENCE TO AN AREA**

(within dotted black line on map)

None

### **WOODLANDS**

(within a continuous black line on the map)

None

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**TPO NO. 833**

**TPO TITLE: Nugents Park (No. 3) Hatch End**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Oak	Rear garden of 'Foxend', Nugents Park.
T2	Oak	Rear garden of 'Foxend', Nugents Park.
T3	Oak	Rear garden of 'Foxend', Nugents Park.
T4	Oak	Rear garden of 'Foxend', Nugents Park.
T5	Beech	Rear garden of 'Foxend', Nugents Park.
T6	Oak	Rear garden of 'Woodlands', Nugents Park.
T7	Beech	Rear garden of 'Woodlands', Nugents Park.
T8	Japanese Red Cedar	Rear garden of 'Woodlands', Nugents Park.
T9	Scots Pine	Rear garden of 'Woodlands', Nugents Park.
T10	Scots Pine	On boundary between 'Woodlands', Nugents Park and 56 St. Thomas' Drive.
T11	Lawson Cypress	Front garden of 'Woodlands', Nugents Park.
T12	Lawson Cypress	Front garden of 'Beechwood', Nugents Park.
T13	Birch	Front garden of 'Beechwood', Nugents Park.
T14	Lawson Cypress	Front garden of 'Beechwood', Nugents Park.
T15	Oak	Along driveway of 'Woodlands', Nugents Park.
T16	Lawson Cypress	Front garden of 'Beechwood', Nugents Park.
T17	Douglas Fir	Front garden of 'Beechwood', Nugents Park.
T18	Douglas Fir	Front garden of 'Beechwood', Nugents Park.
T19	Lawson Cypress	Front garden of 'Beechwood', Nugents Park.

**GROUPS OF TREES**  
**(within broken line on the map)**

None

**TREES SPECIFIED BY REFERENCE TO AN AREA**  
**(within dotted black line on map)**

None

**WOODLANDS**  
**(within a continuous black line on the map)**

None

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**TPO NO. 834**

**TPO TITLE: Nugents Park (No. 4) Hatch End**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Oak	Rear garden of 'Willow Mead' Nugents Park.
T2	Oak	Rear garden of 'Tall Trees' Nugents Park.
T3	Beech	Rear garden of 'Tall Trees' Nugents Park.
T4	Sycamore	Rear garden of 'Tall Trees' Nugents Park.
T5	Birch	Rear garden of 'Tall Trees' Nugents Park.
T6	Beech	Rear garden of 'Tall Trees' Nugents Park.
T7	Cypress	Rear garden of 'Tall Trees' Nugents Park.
T8	Ash (multi-stem)	Rear garden of 'Tall Trees' Nugents Park.
T9	Sycamore	Rear garden of 'Tall Trees' Nugents Park.
T10	Oak	Rear garden of 'Tall Trees' Nugents Park.

**GROUPS OF TREES**  
**(within broken line on the map)**

None

**TREES SPECIFIED BY REFERENCE TO AN AREA**  
**(within dotted black line on map)**

None

**WOODLANDS**  
**(within a continuous black line on the map)**

None

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**TPO NO. 835**

**TPO TITLE: Nugents Park (No. 5) Hatch End**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**

(encircled in black on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Beech	Front garden of 'White Lodge' Nugents Park.
T2	Horse Chestnut	Front garden of 'White Lodge' Nugents Park.
T3	Horse Chestnut	Front garden of 'White Lodge' Nugents Park.
T4	Ash	Front garden of 'White Lodge' Nugents Park.
T5	Ash	Front garden of 'White Lodge' Nugents Park.
T6	Beech	Front garden of 'White Lodge' Nugents Park.
T7	Birch	Front garden of 'White Lodge' Nugents Park.
T8	Ash	At driveway entrance to 'White Lodge' Nugents Park.
T9	Beech	Front garden of 'White Lodge' Nugents Park.
T10	Beech	Front garden of 'White Lodge' Nugents Park.
T11	Norway Spruce	Front garden of 'White Lodge' Nugents Park.
T12	Norway Spruce	Front garden of 'White Lodge' Nugents Park.
T13	Oak	Front garden of 'White Lodge' Nugents Park.
T14	Monterey Cypress	Rear garden of 'White Lodge' Nugents Park.

**GROUPS OF TREES**

(within broken line on the map)

None

**TREES SPECIFIED BY REFERENCE TO AN AREA**

(within dotted black line on map)

None

**WOODLANDS**

(within a continuous black line on the map)

None

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**TPO NO. 836**

**TPO TITLE: Nugents Park (No. 6) Hatch End**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**

(encircled in black on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Oak	Front of 5-6 Littlecote Place.
T2	Oak	Rear garden of 7-8 Littlecote Place.
T3	Sycamore	Front garden of 7-8 Littlecote Place.
T4	Weeping Willow	Rear garden of 577a Uxbridge Road.
T5	Oak	Rear garden of 579 Uxbridge Road.
T6	Malus	On corner of Uxbridge Road and Nugents Park.
T7	Oak	On corner of Uxbridge Road and Nugents Park.
T8	Yew	On corner of Uxbridge Road and Nugents Park.
T9	Birch	Front garden of 'North End House' Nugents Park.
T10	Oak	On corner of Seymour Close and Nugents Park.
T11	Lime	Rear garden of 'Casa Siete' Nugents Park.
T12	Ash	Front garden of 'Casa Siete' Nugents Park.
T13	Oak	Front garden of 'Vitragi Villa' Nugents Park.
T14	Flowering Cherry	On corner of Seymour Close and Nugents Park.
T15	Oak	Halfway down Seymour Close.
T16	Birch	Rear garden of 4 Seymour Close.
T17	Tulip	Rear garden of 'Nugents Lodge' Seymour Close.
T18	Tulip	Rear garden of 'Nugents Lodge' Seymour Close.
T19	Cypress	Rear garden of 'Nugents Lodge' Seymour Close.
T20	Cypress	Rear garden of 'Nugents Lodge' Seymour Close.
T21	Purple Plum	Rear garden of 'Nugents Lodge' Seymour Close.
T22	Norway Maple	Rear garden of 'Nugents Lodge' Seymour Close.
T23	Hawthorn (multi-stem)	Rear garden of 'Nugents Lodge' Seymour Close.

T24	Cypress	Rear garden of 'Nugents Lodge' Seymour Close.
T25	Lombardy Poplar	Rear garden of 'Nugents Lodge' Seymour Close.
T26	Sycamore	Rear garden of 'Nugents Lodge' Seymour Close.
T27	Sycamore	Rear garden of 'Nugents Lodge' Seymour Close.
T28	Sycamore	Rear garden of 1 Seymour Close.
T29	Sycamore	Rear garden of 1 Seymour Close.
T30	Norway Maple	Rear garden of 1 Seymour Close.
T31	Norway Maple	Rear garden of 1 Seymour Close.
T32	Norway Maple	Rear garden of 1 Seymour Close.
T33	Sycamore	Rear garden of 1 Seymour Close.
T34	Sycamore	Rear garden of 1 Seymour Close.
T35	Ash	Rear garden of 1 Seymour Close.
T36	Ash	Rear garden of 1 Seymour Close.
T37	Ash	Rear garden of 1 Seymour Close.
T38	Ash	Rear garden of 2 Seymour Close.
T39	Ash (twin-stem)	Rear garden of 2 Seymour Close.
T40	Ash	Rear garden of 2 Seymour Close.
T41	Ash	Rear garden of 2 Seymour Close.
T42	Yew	Rear garden of 2 Seymour Close.

### **GROUPS OF TREES**

(within broken line on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
G1	2 Birch 1 Norway Maple	Front garden of 'North End House' Nugents Park.
G2	3 Cypress	Front garden of 'Casa Siete' Nugents Park.

### **TREES SPECIFIED BY REFERENCE TO AN AREA**

(within dotted black line on map)

None

### **WOODLANDS**

(within a continuous black line on the map)

None

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**TPO NO. 837**

**TPO TITLE: Uxbridge Road (No. 41) Stanmore Park**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**  
**(encircled in black on the map)**

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	False Acacia (twin-stem)	Rear grounds of 32 Uxbridge Road, Stanmore Park.
T2	Ash	Front grounds of 32 Uxbridge Road, Stanmore Park.
T3	Oak	Front grounds of 32 Uxbridge Road, Stanmore Park.
T4	Ash	Rear grounds of 30 Uxbridge Road, Stanmore Park.
T5	Oak	Rear grounds of 30 Uxbridge Road, Stanmore Park.
T6	Sycamore	Rear grounds of 30 Uxbridge Road, Stanmore Park.
T7	Sycamore	Rear grounds of 28a 'Queens Lodge' Uxbridge Road.
T8	Sycamore	Rear grounds of 28a 'Queens Lodge', Uxbridge Road.
T9	Hornbeam	To rear of 28b Uxbridge Road, Stanmore Park.
T10	Cypress (twin-stem)	To rear of 28b Uxbridge Road, Stanmore Park.
T11	Oak	To rear of 28b Uxbridge Road, Stanmore Park.
T12	Oak	To rear of 28b Uxbridge Road, Stanmore Park.
T13	Horse Chestnut	To rear of 28b Uxbridge Road, Stanmore Park.
T14	Oak	To rear of 28b Uxbridge Road, Stanmore Park.
T15	Horse Chestnut	To rear of 28b Uxbridge Road, Stanmore Park.
T16	Horse Chestnut	To rear of 28b Uxbridge Road, Stanmore Park.
T17	Sycamore	To rear of 28c Uxbridge Road, Stanmore Park.
T18	Hornbeam	To rear of 28c Uxbridge Road, Stanmore Park.
T19	Oak	Rear garden of 17 Dearne Close, Stanmore Park.
T20	Leyland Cypress	To side of 28c Uxbridge Road, Stanmore Park.
T21	Cedar	To side of 28c Uxbridge Road, Stanmore Park.

T22	Vine-leaved Maple	To side of 28c Uxbridge Road, Stanmore Park.
T23	Sycamore	To side of 28c Uxbridge Road, Stanmore Park.
T24	Pine	To side of 28c Uxbridge Road, Stanmore Park.
T25	Sycamore	Front grounds of 'Jubilee Lodge' 28 Uxbridge Road.
T26	Ash	Front grounds of 'Jubilee Lodge' 28 Uxbridge Road.
T27	Hornbeam	Front grounds of 'Jubilee Lodge' 28 Uxbridge Road.
T28	Oak	Front grounds of 'Jubilee Lodge' 28 Uxbridge Road.
T29	Hornbeam	Front grounds of 'Jubilee Lodge' 28 Uxbridge Road.
T30	Oak	Front grounds of 'Jubilee Lodge' 28 Uxbridge Road.
T31	Oak	Front grounds of 26a to 26c, Uxbridge Road.
T32	Oak	Front grounds of 26a to 26c, Uxbridge Road.
T33	Lime	Front grounds of 26a to 26c, Uxbridge Road.
T34	Lime	Front grounds of 26a to 26c, Uxbridge Road.
T35	Oak	Rear grounds of 26a to 26c, Uxbridge Road.
T36	Oak	Front grounds of 24 Uxbridge Road, Stanmore Park.
T37	Oak	Front grounds of 24 Uxbridge Road, Stanmore Park.

### **GROUPS OF TREES**

(within broken line on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
G1	6 Poplar	Front grounds of 28a 'Queens Lodge' Uxbridge Road.
G2	3 Ash 2 Birch	Rear of 'Queens Lodge' 28a Uxbridge Road.
G3	15 Cypress	Front grounds of 22a to 22e Uxbridge Road.

### **TREES SPECIFIED BY REFERENCE TO AN AREA**

(within dotted black line on map)

None

### **WOODLANDS**

(within a continuous black line on the map)

None

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**TPO NO. 838**

**TPO TITLE: RAF Stanmore (No. 4) Stanmore Park**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**

(encircled in black on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
T1	Sycamore	On land fronting 17 Chandos Court.
T2	Yew	On land fronting 17 Chandos Court.
T3	Sycamore (twin-stem)	On land fronting 17 Chandos Court.
T4	Yew	On land fronting 19 Chandos Court.
T5	Hornbeam	On land fronting 19 Chandos Court.
T6	Maple	On land fronting 19 Chandos Court.
T7	Horse Chestnut	On land fronting 19 Chandos Court.
T8	Lime	On land fronting 21 Chandos Court.
T9	Norway Maple	On land fronting 21 Chandos Court.
T10	Norway Maple	On land fronting 21-35 Chandos Court.
T11	Horse Chestnut	On land fronting 21-35 Chandos Court.
T12	Purple Plum	On land fronting 21-35 Chandos Court.
T13	Purple Plum	On land fronting 21-35 Chandos Court.
T14	Norway Maple	On land fronting 16-23 Chambers Walk.
T15	Norway Maple	On land fronting 16-23 Chambers Walk.
T16	Ash	On land fronting 16-23 Chambers Walk.
T17	Norway Maple	On land fronting 16-23 Chambers Walk.
T18	Oak	On land fronting 16-23 Chambers Walk.
T19	Norway Maple	On land fronting 16-23 Chambers Walk.
T20	Horse Chestnut	On land fronting 16-23 Chambers Walk.
T21	Yew	On land fronting 16-23 Chambers Walk.

T22	Yew	On land fronting 16-23 Chambers Walk.
T23	Yew	On land fronting 16-23 Chambers Walk.
T24	Yew	On land fronting 16-23 Chambers Walk.
T25	Yew	On land fronting 16-23 Chambers Walk.
T26	Yew	On land fronting 16-23 Chambers Walk.
T27	Yew	On land fronting 5-11 Chambers Walk.
T28	Ash	On land fronting 5-11 Chambers Walk.
T29	Ash	On land fronting 5-11 Chambers Walk.
T30	Ash	On land fronting 5-11 Chambers Walk.

**GROUPS OF TREES**

(within broken line on the map)

<b><u>No on Map</u></b>	<b><u>Description</u></b>	<b><u>Situation</u></b>
G1	5 Ash	On land fronting 19 Chandos Court.

**TREES SPECIFIED BY REFERENCE TO AN AREA**

(within dotted black line on map)

None

**WOODLANDS**

(within a continuous black line on the map)

None

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Meeting:	Development Control Committee
Date:	15 March 2005
Subject:	15 Gordon Avenue, Stanmore: Refusal of planning permission, P/584/04/COU, for outline redevelopment including 3-storey building to provide 8 flats with parking
Responsible Officer:	Joint Report of the Director of Legal Services and the Group Manager Planning and Development
Contact Officer:	Frank Stocks – Development Control Manager
Portfolio Holder:	Planning, Development and Housing
Key Decision:	No

### **Section 1: Summary**

This report seeks the Committee's agreement in respect of an issue arising in a planning appeal

#### **RECOMMENDATION**

1.1 Resolve not to offer evidence in support of reason 2 of refusal of planning permission P/584/04/COU at the forthcoming appeal hearing.
--

OR
----

1.2(a) Nominate a Member to prepare and present evidence relating to reason 2 of refusal of planning permission P/584/04/COU at the forthcoming appeal
--

OR

1.3(B) Agree to appoint a consultant to prepare and present evidence relating to reason 2 of refusal of planning permission P/584/04/COU at the forthcoming appeal hearing.

### **Reason for report**

A decision is required by the Development Control Committee as it relates to an ongoing appeal.

### **Benefits**

- The report advises the Committee on the presentation of a reasonable case on the current planning appeal

### **Cost of Proposals**

- See section 2 – Financial implications

### **Risks**

- Possible award of costs

### **Implications if recommendations rejected**

- Possible award of costs

## **Section 2: Report**

### Brief History

2.1 9<sup>th</sup> November 2004: Outline redevelopment: Detached 3-storey building to provide 8 flats with parking (P/584/04/COU). The application was refused for the following reasons:

1. The proposal represents an overdevelopment of the site to the detriment of the character of the area which is characterised by single family dwellings both opposite, to the back and to the east.
2. The number of flats proposed will generate more traffic which will be detrimental to the free flow of traffic on the bend of this busy road. Vehicular access onto Gordon Avenue will be detrimental to traffic safety during peak periods.

#### Options considered

- 2.2 The applicant has submitted an appeal against the Council's refusal of planning permission as outlined above. They have elected to have the appeal decided by means of a hearing. The appeal has been suspended pending the outcome of a resubmission of the planning application (P/3300/04/CFU).
- 2.3 Reason 1 of the refusal is a subjective matter and considered to be defensible. However it is considered that there is inadequate evidence to support the 2<sup>nd</sup> reason for refusal relating to traffic flow and safety. The site is located on the inner side of a slight bend in Gordon Avenue which has had traffic calming measures implemented. The Council's Highways Engineers do not have any objections relating to traffic flow or safety. Furthermore the Council's Highways Engineers do not consider that there is any substantive evidence to support the 2<sup>nd</sup> reason for refusal.
- 2.4 Should the Council wish to pursue reason 2 at an appeal hearing then a nominated member will be required or a consultant would need to be hired.

#### Consultation

- 2.5 Not Applicable

#### Financial Implications

- 2.6 The cost of hiring a consultant to prepare and present evidence in support of reason 2 at a hearing is estimated to be approximately £2000. Further consideration should also be given to the possible award of costs should the pursual of reason 2 by the Council be proved to be unreasonable.

#### Legal Implications

- 2.7 Incorporated within report

Equalities Impact

2.8 Not applicable

**Section 3: Supporting Information/ Background Documents**

Planning Application file - P/584/04/COU.