

**TO EACH MEMBER OF THE
COUNCIL**

23 February 2024

Dear Councillor

COUNCIL - TUESDAY 27 FEBRUARY 2024

Further to the Agenda and papers for the above meeting, please find attached Member questions submitted in accordance with Council Procedure Rule 13.

The questions and answers will be taken as read without discussion but the questioners will be allowed to ask a supplementary question arising directly from the questions or from the replies.

Should you have any queries regarding the above please contact Democratic Services on
Tel: 01684 272021

Agenda Item 6

The following questions have been received from Councillor Cate Cody to the Lead Member for Built Environment. The answer is given by the Lead Member for Built Environment, Councillor Mary Jordan, but are taken as read without discussion.

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| 1. Question | |
| | Following my previous questions regarding dead trees and hedges at the Coombe Hill development, the hedge and tree planting season is nearly at an end. Officers visited the site and contacted the developer to replant as per the stipulation that "this new hedge will enjoy protection for at least five years following completion of the development". When are the trees and hedges going to be replanted? |
| Answer | |
| | We are informed that replacement planting to address the Council's concerns has been carried out by the developer. Planning Compliance Officers are due to inspect the site in the near future. |
| 2. Question | |
| | Given that a large proportion of the first hedges and trees are dead, will the newly planted ones also 'enjoy protection for at least five years' from time of planting? |
| Answer | |
| | No. The five year period is not restarted from the date of new planting. Wording from the landscaping condition states: " <i>If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.</i> " |
| 3. Question | |
| | Who will take responsibility for ensuring their success? |
| Answer | |
| | It is the developer/landowner's responsibility to ensure compliance with the planning conditions. We will investigate if a management company has been engaged to handle landscaping maintenance on behalf of the developer. |
| 4. Question | |
| | What is the process for verifying that trees and hedges planted on new estates with such stipulations are checked? |
| Answer | |
| | Developers are required to comply with planning conditions attached to their planning permissions. This includes maintenance of landscaping where such a condition is imposed. We do not have the resources to monitor the success of landscaping across all developments in the borough. We will, however, investigate breaches of planning conditions if we become aware of them and take appropriate action. |

