From:clerk@quarndon-pc.gov.uk
Sent: Mon, 12 Jan 2026 23:04:51 +0000 (UTC)
To: Development
Subject:**External Email**AVA/2025/0883 - 146 Burley Lane - Registered 5 January 2026

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Please see below QPC response

AVA/2025/0883 – 146 Burley Lane - Registered 5 January 2026

This application is for a new single-storey, 3.35m high, flat-roofed building, located in the northeast corner of the plot, which will comprise a gym, bathroom/ changing room and a covered seating area, including a bath.

Although the Application Form states that no trees or hedges will need to be removed or pruned to carry out the proposal, the QPC is concerned that this may not be the case.

The QPC therefore recommends that this application should be assessed by the AVBC Tree Officer but otherwise has no objection to the application.

The Quarndon Neighbourhood Plan together with the (2006 saved) AVBC Local Plan forms the statutory Development Plan for Quarndon. Section 38 of the Planning and Compulsory Purchase Act requires determination of planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise.