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To Tanya Eggett/PL/NorthLincs@NorthLincs
cc Flora Harding/PL/NorthLincs@NorthLincs
bcc
Subject PA/2008/1014 - Planning permission to replace mobile home with new bungalow tied to equestrian enterprise on site - Old Route Of A161 Near, Battlefield Stud, Woodhouse Lane, Belton, Woodhouse

Tanya,

Applicant indicates no trees on site however, protected trees on frontage of Old Road to east of proposed.

SPG "Trees and Development" suggests a full tree survey in order to establish protection zones. No reference to this as part of application despite SPG making clear that this is a requirement of any application where trees are on or adjacent development sites.

Guidance Notes 1,2,3, 6 ,13 and 14 apply.

In this instance it is noted that no landscaping scheme is proposed. The landscaping of a site is a material planning consideration and should be given the same weight as any other design consideration - please refer also to Guidance Note 13.

In addition, the applicants attention should be drawn in particular to Guidance note 14 which is concerned with planning for operations potentially damaging to trees - the trees on the frontage of the old road are protected trees. This Guidance Note also refers to the provision of tree protection schemes.

Without a survey of trees as advised it is not possible to make a proper assessment of the impact of the proposal upon existing trees. In addition without a properly worked up landscaping scheme it is not possible to assess the potential impact of the proposed development (save within the context of the built form), upon the open countryside and/or, the Historic landscape characterisation area - reference Policy LC14.

Given the above it is recommended that the application is **refused**.

Regards,
Ian

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