



Scott Jackson/PL/NorthLincs

27/10/2008 08:29

To Planning/PL/NorthLincs@NorthLincs

cc

bcc

Subject Fw: Re: PA/2008/1348- St Andrews Church, Old Brumby Street, Scunthorpe

-----Forwarded by Scott Jackson/PL/NorthLincs on 27/10/2008 08:31AM -----

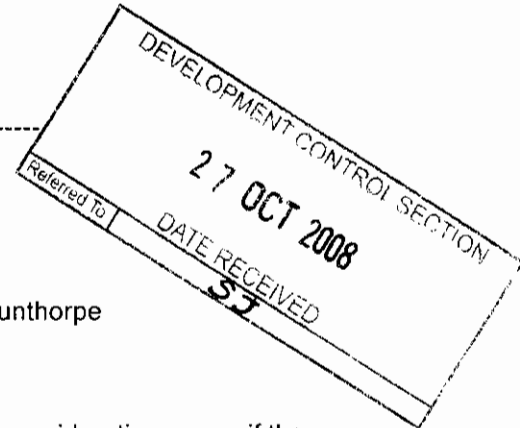
To: Scott Jackson/PL/NorthLincs@NorthLincs

From: Ian Goldthorpe/PL/NorthLincs

Date: 24/10/2008 11:25AM

cc: Andrea Brocklebank/PL/NorthLincs@NorthLincs

Subject: Re: PA/2008/1348- St Andrews Church, Old Brumby Street, Scunthorpe



Scott,

As you are aware the presence of protected trees is a material planning consideration - even if they are over the boundary.

If you suspect that such a tree is likely to be adversely affected by a proposed development then you need information from the prospective developer - it is for them to demonstrate that any impacts will be acceptable within the context of the protected status of the tree not for us to prove otherwise.

To this end, SPG on trees and development was issued some considerable time ago. This sits on the NLC web site at :-

<http://www.planning.northlincs.gov.uk/PlanningReports/LocalPlan/SPG11TreesandDevelopment6.pdf>

The gist of the advice is that in order to protect trees we need to protect soils and the guidance specifies how this can be achieved through the use of site survey techniques, the establishment of protection zones around trees and the use of qualified arborists to inform the development process on site at an early stage.

You should have a read of this document and also direct the would-be developer to it.

If you feel that there is insufficient evidence to demonstrate that the protected tree will not be adversely affected then my advice would be to refuse the application on these grounds. Alternatively, the application could be put on hold until an arboricultural report is prepared (see Guidance Note 11) or, the application withdrawn and resubmitted with such a statement that could then be given proper consideration by the LPA.

In general lay people (builders included) and I fear many planning officers, do not really understand how trees work, so the advice of someone who has studied what is quite a complex subject is advised before making decision about moving things around.

Hope this helps - if not - get back to me.

regards,
Ian

-----Scott Jackson/PL/NorthLincs wrote: -----

To: Andrea Brocklebank/PL/NorthLincs@NorthLincs, Ian Goldthorpe/PL/NorthLincs@NorthLincs

From: Scott Jackson/PL/NorthLincs

Date: 24/10/2008 10:10AM

Subject: PA/2008/1348- St Andrews Church, Old Brumby Street, Scunthorpe

Andrea/Ian

URGENT!

This application will affect the root system and canopy of a TPO Ash tree along the eastern boundary of the site. A new dwelling is proposed on the site of the existing church and I believe that the construction and siting of said dwelling is likely to impact upon this tree. The agent for the development believes that there will be no issues and a simple measure will be to re-site the dwelling further back in the site. This will then have implications from a planning perspective if the dwelling was to be re-sited. Can you advise me whether a tree report will be required due to the potential impact upon the TPO tree.

Kind Regards

Scott Jackson
Senior Planning Officer
North Lincolnshire Council- 01724 297392

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