

From: Leanne Simmonds/PL/NorthLincs
To: Planning/PL/NorthLincs@NorthLincs

Date: 06 April, 2011 02:11PM

Subject: Fw: Re: Fw: 2011/0312 - The Elms, Abbey Road, Ulceby

Leanne Simmonds
 Senior Planning Officer
 01724 297491 (Tues-Thurs)

DEVELOPMENT CONTROL SECTION	
06 APR 2011	
Referred To	DATE RECEIVED

-----Forwarded by Leanne Simmonds/PL/NorthLincs on 06/04/2011 02:11PM -----

To: Leanne Simmonds/PL/NorthLincs@NorthLincs
 From: Ian Goldthorpe/PL/NorthLincs
 Date: 06/04/2011 12:44PM
 cc: Colin Horton/PL/NorthLincs@NorthLincs, Andrew Taylor/PL/NorthLincs@NorthLincs
 Subject: Fw: Re: Fw: 2011/0312 - The Elms, Abbey Road, Ulceby

Leanne,

I confirm Colin's comments - what you may not be aware of as yet is that the way in which the ET will respond in future is being changed so, for the future (an setting aside Andrew's comments which I notice are in my in box), comments from the Team will go to the generic address.

Have now checked Andrew's comments and these are OK also.

Regards,
 Ian

-----Forwarded by Ian Goldthorpe/PL/NorthLincs on 06/04/2011 12:38PM -----

To: Leanne Simmonds/PL/NorthLincs@NorthLincs
 From: Colin Horton/PL/NorthLincs
 Date: 06/04/2011 12:03PM
 Cc: Ian Goldthorpe/PL/NorthLincs@NorthLincs
 Subject: Re: Fw: 2011/0312 - The Elms, Abbey Road, Ulceby

Having just been notified of this application, and subject to Ian Goldthorpe's approval, my comments are as follows;

The entire area outlined in red on the Block & Location Plan is covered by a Tree Preservation Order, specifically Area 2 of the Ulceby 1984 Order. Therefore all trees present at the time the order was made are protected.

This application indicates the need to remove a number of trees and has failed to demonstrate that the development would not adversely affect trees or that the Council's SPG on trees has been considered in relation to the trees on the site and adjacent to the site. If the planning authority is required to determine the application in its present form, the application should be **REFUSED** as it is contrary to policy LC12 and SPG11 of the North Lincolnshire Local Plan.

For any future proposal it would be advisable for the applicant to retain the services of an

arboricultural consultant, qualified and experienced in dealing with trees on development sites, to ensure those issues which might affect trees are identified and addressed. *BS 5837:2005 Trees in relation to construction - Recommendations*, sets out the information required. The councils SPG11 also provides guidance on trees and development.

In the first instance a Tree Survey, independent of and prior to any specific design for development, should record information about the trees on site which are suitable for retention or removal. This should be followed by an Arboricultural Implications Assessment to evaluate and possibly mitigate the extent of direct and indirect impacts resulting from the implementation of any site layout proposal. Finally a Tree Protection Plan and Arboricultural Method Statement should show the finalised layout proposals and methodology for implementing the development where there is potential for loss of or damage to trees.

Where any application results in the loss of trees, there will normally be a requirement to see suitable replacements incorporated within a landscaping proposal.

Should the applicant wish to, the Tree Officer is available to discuss this further.

Colin

Colin Horton
Tree Officer
Environment Team
01724 297398
07717 587602

-----Leanne Simmonds/PL/NorthLincs wrote: -----

To: Colin Horton/PL/NorthLincs@NorthLincs
From: Leanne Simmonds/PL/NorthLincs
Date: 06/04/2011 10:36
Subject: Fw: 2011/0312 - The Elms, Abbey Road, Ulceby

Leanne Simmonds
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01724 297491 (Tues-Thurs)

-----Forwarded by Leanne Simmonds/PL/NorthLincs on 06/04/2011 10:36AM -----

To: Robert Starbuck/NE/NorthLincs@NorthLincs, Andrew Taylor/PL/NorthLincs@NorthLincs, Alison Williams/LE/NorthLincs@NorthLincs, Colin Wilkinson/PL/NorthLincs@NorthLincs, Darren Cowling/HT/NorthLincs@NorthLincs
From: Leanne Simmonds/PL/NorthLincs
Date: 06/04/2011 09:27AM
Subject: 2011/0312 - The Elms, Abbey Road, Ulceby

I am not sure if all of you have been consulted on the above application, but with the exception of Colin, you all made comments on the previous application - 2010/0785. Nothing has really changed so if your previous comments still stand please let me know.

I am hoping to get the app to next committee and my deadline is tomorrow so any

comments before then - or as soon as possible after would be appreciated.
Thanks

Leanne Simmonds
Senior Planning Officer
01724 297491 (Tues-Thurs)