

Application Number: PA/2012/0438

(please quote in all correspondence)

Case Officer: Ron White Tel: 01724 297488

email: planning@northlincs.gov.uk

18 April 2012

Mr Martin Richardson
5 Sutton Place
Scawby
BRIGG
DN20 9EU

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 NOTIFICATION OF RECEIPT OF AN OUTLINE PLANNING APPLICATION

Proposal: Outline planning permission to erect 4 dwellings with some matters reserved

Site Location: Land Adjacent 31 Brigg Road, Broughton

Applicant: Mr Martin Richardson

Your application was received as valid on 16/04/2012. A decision should be reached by 11/06/2012. Any enquiries should be made to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the Council's web site. You can also check the progress of your application on the web site and view/download digital copies of most documents. Your application, fees and drawings can now be submitted online using the Planning Portal. Further information about this service is available on the Council's web site www.northlincs.gov.uk

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by myself without reference to the Planning Committee under a clearly defined scheme of delegation. Major or controversial plans will be decided by the Planning Committee. **If you want to put your views to the Committee yourself, or have someone do this for you please write to me within 21 days of the date of this letter.** If you do write, I will let you know the date of the meeting when the application will be considered - it is not possible to say this now.

If, by the 11/06/2012, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Department for Communities and Local Government. You must make your appeal within six months from that date. You must use a form which you can either get from the Planning Inspectorate at Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or you can make your appeal on line and track its progress using the Planning Portal. More information can be found on www.planningportal.gov.uk/pcs.

Yours faithfully

Phil Wallis
Head of Development Management

From: Ron White/NorthLincs
To: Planning/PL/NorthLincs@NorthLincs

Date: 14 May, 2012 04:34PM

Subject: Fw: PA-2012-0438 - Outline planning permission for 4 dwellings adjacent 31 Brigg Road, Broughton

DEVELOPMENT CONTROL SECTION	
14 MAY 2012	
DATE RECEIVED	
Referred to	RW

-----Forwarded by Ron White/NorthLincs on 14/05/2012 04:34PM -----

To: Sutton9390@aol.com
 From: Colin Horton/PL/NorthLincs
 Date: 14/05/2012 03:33PM
 Cc: Ron White/NorthLincs@NorthLincs
 Subject: PA-2012-0438 - Outline planning permission for 4 dwellings, adjacent 31 Brigg Road, Broughton

Martin,

As I stated in my email to Ron White, my advice is that you have an Arboricultural Impact Assessment (AIA) carried out - these are normally carried out prior to submitting an application and will guide you on the extent of the constraints and where possible any mitigation measures.

The AIA will consider both the above and below ground parts of a tree - the roots below ground need protecting during construction but need not necessarily prevent construction as it is possible to build within what are termed Root Protection Areas (RPAs). The extent of those RPAs and proposed methods of construction should be part of the AIA. The above ground parts of trees need considering because as trees grow they may also affect any nearby property you might propose.

So the AIA should show you any constraints the tree poses and how you can accommodate that into a proposal.

An Arboricultural Impact Assessment (as per BS 5837:2012 Trees in relation to Design, Demolition and Construction) should include;

- the tree survey
- a plan, superimposed on a layout plan, showing;
 - trees selected for retention
 - trees to be removed
 - trees to be pruned
 - areas designated for landscaping
- evaluation of impact of proposed tree losses
- evaluation of tree constraints

- the heads of terms of an Arboricultural Method Statement to show that any proposals are technically feasible

To carry out an AIA I would recommend you seek the services of an appropriately qualified and/or experienced arboricultural consultant.

Consultants should have a knowledge and understanding of current arboricultural practice and that of related professions, and in this case should be experienced in dealing with trees and development proposals. They should also apply and effectively communicate that knowledge and understanding in a wide range of situations and to a wide range of clients both verbally and in writing.

You could try the following, and though this is not an exclusive list they are relatively local and have submitted reports to the council to a high professional standard;

John Robinson
Lindsey Tree Services
01472 821812

Mark Hudson
Chartered Forester & Arboriculturist
01507 480597

More extensive lists can be found at the Institute of Chartered Foresters www.charteredforesters.org (Find a Chartered Forester then Register of Consultants then search for arboriculturist) or the Arboricultural Association www.trees.org.uk/find-a-professional/Directory-of-Tree-Consultants

I hope this is of some help but please feel free to contact me should you require further advice or assistance.

Regards,

Colin

Colin Horton
Tree Officer
Environment Team
01724 297398
07717 587602

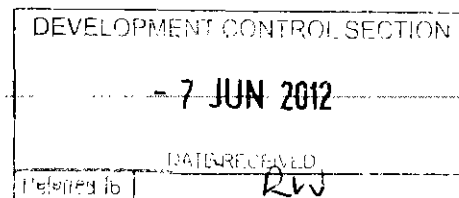
From: Ron White/NorthLincs
To: "Planning" <Planning@northlincs.gov.uk>

Date: 07 June, 2012 10:37AM

Subject: Fw: Outline Planning Permission - 31 Brigg Road

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Email Sent By Blackberry



From: Sutton9390
Sent: 07/06/2012 05:15 AST
To: Ron White
Subject: Outline Planning Permission - 31 Brigg Road

PNB012/0438

Ron

Due to present circumstances I need to withdraw my outline planning application for the land adjacent to 31 Brigg Road, Broughton. I will however wish to re-submit my application as soon as possible.

Martin Richardson