

ENVIRONMENT TEAM – PLANNING CONSULTATIONS



PLANNING REFERENCE: PA 2013/1592

GROUP: TREES AND LANDSCAPE

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SUBJECT: PA 2013/1592 – Land off West Winds Gardens, Winterton

PARISH: Winterton

RECEIVED

By Development Control at 12:25 pm, Jan 23, 2014

AUTHORISED IF NECESSARY: PRINCIPAL: Ian Goldthorpe

DATE ISSUED: 23rd January 2014

SUMMARY OF ADVICE

Please give a summary of the advice and using the following terms:-

- ***Holding Objection*** (when the advice is that more info is needed)

This application site is within Winterton conservation Area, and has many trees on it that will be unduly affected by the proposal and are protected because they are within the conservation area. The applicant has to demonstrate that they have been properly considered prior to determination of this application and is required to submit a full arboricultural report to BS5837:2012 and SPG Trees and Development standard.

TREES AND LANDSCAPE GROUP FUNCTION:

The Group provides advice to all upon tree and landscape matters. Its remit ranges widely taking in strategic and practical policy development for trees and landscape to the day to day management of the council's highway trees and the making of tree preservation orders. Advice on trees and development is given in accordance with the council's adopted Supplementary Planning Guidance "Trees and Development".

DETAILED ADVICE:

This application appears to indicate the removal of several protected trees on the site, however there is a lack of any information to suggest they have been properly considered especially as this site is within the conservation area.

It is expected that a full arboricultural report would be required in order to ascertain the retention values of the trees, their condition, the proximity of the trees to the development looking at the protection areas that are required around them, and if the dwelling is within these protection areas of trees. Also the necessary works to the trees that are to be retained needs to be given together with any mitigation replacement trees that should be replanted on the site.

The arboricultural report should be undertaken by a suitably qualified arboriculturist and should be to BS5837:2012 standard and also take into account the SPG Trees and development and adopted policy of the council.

The application should not be determined without such information, as it cannot be shown that the trees within the conservation area have been properly considered and their removal may be detrimental to the aesthetics of the conservation area.