

ENVIRONMENT TEAM – PLANNING CONSULTATIONS



PLANNING REFERENCE: 2014/0022

GROUP: TREES AND LANDSCAPE

LINE MANAGER:
MR IAN GOLDTHORPE: EXT 7021

AUTHOR: Andrea
Brocklebank

TELE: 01724 297000



SUBJECT: application for a dwelling land adjacent to 35 New Trent Street, Ealand

PARISH: CROWLE

RECEIVED

By Development Control at 12:31 pm, Jan 23, 2014

AUTHORISED IF NECESSARY: PRINCIPAL: Ian Goldthorpe

DATE ISSUED: 23 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)

There is a neighbours hedge and tree line running along the whole boundary of the site in close proximity to the proposed dwelling and no arboricultural report has been submitted to show that the trees have been properly considered with regard to protection of roots and canopy. A report is needed written to BS5837:2012 & SPG trees and development (an adopted council policy) standard giving information regarding the affect the development is likely to have on these trees and what novel methods are to be employed within the protection zones of these trees.

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 very narrow site is bounded to the north by an extensive and well-established line of hedge and trees. It appears that these are in the ownership of the Methodist church and are not within the site itself.

Any development of the site is considered likely to have an impact on the canopies and roots of these trees, and there is no information on the application that indicates that they have been properly considered. The proximity of the proposed dwelling is a concern and severance of roots could destabilise the trees and/or cause them stress due to lack of water/nutrients.

In order to show that they have been properly considered an arboricultural report should be submitted prior to determination of the application to BS5837:2012 and SPG trees

and development standard to show that they have considered the trees in this location and taken suitable steps to mitigate any works within the protection areas and canopies of these trees.