

ENVIRONMENT TEAM – PLANNING CONSULTATIONS



PLANNING REFERENCE: 2014/0550

GROUP: TREES AND LANDSCAPE

**LINE MANAGER:
MR IAN GOLDTHORPE: EXT 7483**

**AUTHOR: Andrea
Brocklebank**

TELE: 01724 297000



**SUBJECT: Planning permission to carry out environmental improvements to part of the existing residential area comprising of an upgrade of open space including two landscaped courtyards, reconfigured car park area, play area, planting, paths and lighting
Land at Ashtree Close, Belton**

PARISH: Belton

AUTHORISED IF NECESSARY: PRINCIPAL: Ian Goldthorpe

DATE ISSUED: 4th June 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)

The applicant is suggesting the planting of 20 or so trees within Council highway land without asking if they can do this, or giving proper consideration as to the future management/liability of these trees. This is a matter that needs agreement from the highways authority prior to determination of the application.

The proximity of play equipment and footpath works being undertaken within the protection zones of the mature trees has not been adequately considered. No arboricultural report has been submitted to give proper information on trees, protection areas or the methods they intend to use to prevent serious damage.

These matters need to be adequately considered and methods of construction etc agreed to prior to determination of the application.

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:

Regarding this application there are some serious concerns regarding its content. My comments are taken mainly from looking at the document LP-01 submitted within the application.

The applicant seems to not realise that the land they are wishing to develop is **not** within their ownership. Various areas on the application are actually council owned highway land and it appears that they are wishing to undertake planting of 20 or so trees on these verges – without requesting permission as far as I am aware from the landowner (North Lincolnshire Council). There is also the question of who would be responsible for the maintenance and liability for these trees over their lifetime? An agreement would be required between the landowner and applicant on this matter prior to any consent being given on this application.

There are many trees on the site and works appear to be suggested under the canopy of these trees. It is not clear what ground works are required however the fact that the play equipment etc is being placed within the root protection areas of these trees is a concern initially during the construction of the site and also the serious compaction that would then occur around the play equipment within the protected areas around these trees.

There is also the construction of footpaths within the site also within the root protection areas of the trees. If constructed traditionally this will also see the scraping down of soils etc. and causing severance of roots in extremely close proximity of trees.

Locations of both play equipment and footpath are likely to cause stress and potentially the demise of these mature trees in the location. The applicant would therefore need to demonstrate that the works under the trees has been properly considered.

The applicant would need to submit a full arboricultural report written by a suitably qualified arboriculturist to give a proper consideration to the trees in this location – their retention values, root protection zones and also methods they intend to use to prevent severance of roots / compaction of soils in this location. This report would need to comply with BS5837:2012 and the Council SPG on trees and development.

Finally the document LP-01 is suggesting the trees will be crown pruned. This is not a proper arboricultural term and they need to clarify what works they are actually wishing to undertake on these trees.

Until these concerns raised here are adequately considered and agreed with the relevant parties of landowners this application should not be determined or withdrawn until the matters are resolved.