

ENVIRONMENT TEAM – PLANNING CONSULTATIONS



PLANNING REFERENCE: PA/2015/1392

GROUP: TREES AND LANDSCAPE

**LINE MANAGER:
MR IAN GOLDTHORPE: EXT 7021**

**AUTHOR: Andrea
Brocklebank**

TELE: 01724 297000



SUBJECT: Outline planning permission to erect a dwelling with some matters reserved

Plot at 1 Conifer Close, Scunthorpe

AUTHORISED IF NECESSARY: Ian Goldthorpe

DATE ISSUED: 12 November 2015

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 is on a site that is surrounded by trees all of which are protected by a TPO. The applicant is therefore required to submit an arboricultural report to BS5837:2012 to determine whether there is sufficient space for a dwelling on the site.

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 site is within an area which is protected by a TPO, namely the Common Plantation Order 1967. This means that all trees on the site are protected and need to be fully considered when deciding whether there is sufficient space on the site to allow for development to take place. Google Streetview clearly indicates many trees on and near the site.

The applicant is required in this instance to submit a full arboricultural report showing all trees on or near the site that would be affected if development were to take place. This report should be in line with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. From this the retention values, protected areas required around trees would give an indication of whether there is sufficient space on the site to place a dwelling here and also would be used later if full planning is applied for in regard to the location and shape of the dwelling

Due to the number of trees around the site and that they are protected by a TPO, this information is required to be submitted and recommendations agreed to prior to determination of the application.