

## ENVIRONMENT TEAM – PLANNING CONSULTATIONS



### PLANNING REFERENCE:

**GROUP: TREES AND LANDSCAPE**

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

**AUTHOR: Andrea  
Brocklebank**

**TELE: 01724 297000**



**SUBJECT: PA/2015/1397 - Planning permission to erect a two-storey extension to side and rear of dwelling.  
Lansdowne House Belton Road Epworth**

**PARISH: Epworth**

**DATE ISSUED: 1<sup>st</sup> December 2015**

### SUMMARY OF ADVICE

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

- *Holding Objection:* it appears that trees within the site and adjacent to it will be affected by the development and these need to be properly considered as to retention and those which will remain (mainly in third party ownership) are not damaged / destroyed if this application given consent. An arboricultural report would be required to give the proper information in this regard.

### 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:

The application sees the development to the north side of the existing property and the drawings submitted indicate that trees both within the site and also some within the ownership of a third party are within close proximity to the proposal and likely will be affected if consent is given.

These trees appear to be of a reasonable size (looking at Google Streetview) and need to be properly considered, with regard to their size, condition, retention values and the protection zones required around those which are to remain. No information has been submitted in regard to these matters by way of an arboricultural survey.

I am particularly concerned about the trees which are in the ownership of a third party to the north of the site as severance of roots and damage to canopy which is likely to occur and could last damage to these trees.

An arboricultural report needs to be submitted to indicate these things and especially the required root protection zones around the trees and their canopies, and if this development would have a detrimental effect.

Guidance on the council requirements is available within the SPG on Trees and Development together with the BS5837:2012 to determine this information.