

1 Conifer Close Scunthorpe (PA/2015/1392)

Scott Jackson

Mon 08/02/2016 11:38

To: Planning <Planning@northlincs.gov.uk>;

Kind Regards

Scott Jackson
Senior Planning Officer

From: Andrea Brocklebank
Sent: 02 February 2016 10:59
To: Scott Jackson
Subject: Re: 1 Conifer Close Scunthorpe

Hi Scott

I have studied the submitted arboricultural report, written by Lincolnshire Tree Services and also looked at the submitted plan further by the applicant showing the location of the fencing that they are considering and locations of the actual protection areas for the trees. I need to make the following comments.

The root protection areas around these TPO trees required using BS5837, when placed on the drawings on the site as submitted by the applicant clearly indicates that much of the site where they are intending to place a dwelling is within these areas. Within such areas no digging, scraping of soils or other works to the ground that would cause compaction or severance of roots should occur.

This information is similar to that calculated using the council's adopted SPG in relation to the protection areas around trees and also when taking into consideration the canopies of the trees in this location.

Clearly in this location the intended dwelling is well within the protection areas of several of these trees and I would consider that this is untenable without causing major damage to roots and also canopies of these trees and would likely lead to major stress and potential demise of these protected trees.

The protective fencing locations as submitted is supposed to follow the root protection areas of these trees, and the present fencing plan is not sufficient as it does not attempt to protect the areas that the arboricultural report submitted suggests should be fenced off and be a construction exclusion zone. It is not considered to be fit for purpose on this site therefore.

I consider therefore that this dwelling footprint should not be built within the protection areas of such trees, and on this site this may well preclude any development of traditional trenching and construction.

Consideration could be given by the applicant as to whether a smaller dwelling, situated in the areas away from protection areas using alternative methods of construction (piling etc) may be sufficiently distanced from trees.

the location of the driveway attempts to cut a path between trees - but again it is within the exclusion zones of these trees and would need to be a no-dig construction and using methods such as 3D cellular construction which lays across the existing land.

In short, I consider that this application should be refused in its present form due to the proximity of TPO trees and the damage that would be caused to these trees if the development go ahead.

I hope this information assists.

regards

Andrea Brocklebank
Environment Officer (Trees and Landscape)

From: Scott Jackson
Sent: 01 February 2016 15:44
To: Andrea Brocklebank
Subject: Re: 1 Conifer Close Scunthorpe

Andrea,

Further to your email last week can you please provide me with an update.

Kind Regards

Scott Jackson
Senior Planning Officer

From: Andrea Brocklebank
Sent: 26 January 2016 11:25
To: Scott Jackson
Subject: Fw: 1 Conifer Close Scunthorpe

Hi Scott

if the information within these documents is correct and I am reading it right it appears that a lot of the proposed dwelling is within the protection areas of these TPO trees and if it were to go ahead then it will cause severance of roots and damages to canopies such that the trees will be unduly affected. If this is the case, then consideration should be given to refuse this application due to the presence of these trees.

I will visit the site this afternoon and will give further recommendations later today.

regards

Andrea Brocklebank
Environment Officer (Trees and Landscape)

From: Stephen Wray [REDACTED]
Sent: 25 January 2016 10:59
To: Scott Jackson
Cc: Andrea Brocklebank
Subject: 1 Conifer Close Scunthorpe

Hi Scott

Thanks for your email of 20/01/2016 and please find herewith 3no. Sheets of the revised tree protection plan documentation to comply with BS 5837 ; 2012.

I am sending a copy to your tree officer Andrea Brocklebank, for her appraisal.

Kind Regards

Steve Wray

Sent from [Mail](#) for Windows 10