

Re: Fw: Tree & Landscape Response - PA-2017-333 - Chapel Farmhouse, 79 Main Street, Bonby, DN20 OPW

Colin Horton

Thu 27/04/2017 12:07

To: Leanne Pogson-Wray <Leanne.Pogson-Wray@northlincs.gov.uk>;

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

Leanne,

This is a large mature and prominent tree, justifiably protected by a Tree Preservation Order. Anyone wishing to remove such a tree needs to provide evidence to show why that is necessary. The report lacks sound arboricultural reasoning and justification, and crucially the conclusion is not supported by evidence. Therefore the tree should be retained and unharmed by development. If the planning authority is required to determine the application in its present form, the application should be withdrawn or **REFUSED** as it is contrary to policy LC12 and SPG11 of the North Lincolnshire Local Plan.

The tree may be colonised by *Ganoderma* spp of fungi, but there's no evidence the decay related hazards have been evaluated in the light of the propensities of the fungal species concerned, and so without a correct diagnosis, there can be no confidence in the prognosis. By example, *Ganoderma* spp can cause selective delignification, but this is now regarded as being of less concern for tree safety than other kinds of decay, having been shown in recent studies to cause only a slow decrease in strength. Also, in trees with a relatively good ability to lay down new wood, there are usually clear biomechanical signs of such decay before any increased likelihood of failure occurs.

Regards,

Colin

Colin Horton  
Tree Officer  
Environment Team  
North Lincolnshire Council  
01724 297000

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**From:** Leanne Pogson-Wray  
**Sent:** 26 April 2017 15:43  
**To:** Colin Horton  
**Cc:** Planning  
**Subject:** Fw: Tree & Landscape Response - PA-2017-333 - Chapel Farmhouse, 79 Main Street, Bonby, DN20 OPW

Colin,

Please find attached the updated report as requested.

Regards

Leanne Pogson-Wray  
Senior Planning Officer

(01724) 297491 (Tues-Thurs)

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**From:** Jem Management Services [REDACTED]  
**Sent:** 26 April 2017 15:41  
**To:** Leanne Pogson-Wray  
**Cc:** Marie  
**Subject:** Re: Fw: Tree & Landscape Response - PA-2017-333 - Chapel Farmhouse, 79 Main Street, Bonby, DN20 OPW

Hi Leanne,  
Amended detail attached as requested.

Regards

Jim Mumby



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Website : [www.ijemmanagementservices.co.uk](http://www.ijemmanagementservices.co.uk)

On 21/04/2017 08:45, Leanne Pogson-Wray wrote:

Jim,

Whilst I have no objections to the proposed garage, please find the attached comments from our tree officer.

Regards

Leanne Pogson-Wray  
Senior Planning Officer

(01724) 297491 (Tues-Thurs)

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**From:** Colin Horton  
**Sent:** 20 April 2017 16:06  
**To:** Leanne Pogson-Wray  
**Cc:** Planning  
**Subject:** Tree & Landscape Response - PA-2017-333 - Chapel Farmhouse, 79 Main Street, Bonby, DN20 0PW

Leanne,

#### **Tree Protection**

This application has failed to demonstrate that the development would not adversely affect trees or that the Council's SPG on trees has been considered in relation to the trees on the site and adjacent to the site. If the planning authority is required to determine the application in its present form, the application should be withdrawn or **REFUSED** as it is contrary to policy LC12 and SPG11 of the North Lincolnshire Local Plan.

The issue to address here is the condition and suitability for retention of T1, the Beech, which is protected by a Tree Preservation Order. If the tree is in a suitable condition to be retained, then it should be, and the proposed layout of the development may not be feasible. However the report suggests the tree is not suitable for retention and recommends its removal and replacement. If we agree with that, then development could proceed as currently proposed, but there is insufficient evidence for us to make a decision either way at the moment.

What the consultant should have addressed in detail is the condition of the tree, and clearly that has not been done. The scope and limitations of the submitted Arboricultural Implications Assessment (AIA) as stated in section 1 is to assess the trees in relation to the proposed development. It states clearly in sub-section 1.7 that the report is not a Tree Risk Management or Hazard Analysis Report and its use as such is invalid.

A proposal to remove trees protected by a Tree Preservation Order, on the grounds the tree might be unsafe and unsuitable for retention, which this AIA suggests, should be accompanied by a reasoned justification for a proposal, in the form of written evidence or diagnostic information from an arboriculturist or other appropriate expert. The brief comments in this AIA do not constitute such justification or evidence.

Therefore the Beech (T1) is a constraint on the development and should be protected from harm until further evidence is provided.

Using a condition to require that information would not, in this case, be suitable.

My advice is that the applicant should seek the services of an arboricultural consultant to provide the information we require.

Regards,

**Colin**

Colin Horton  
Tree Officer  
Environment Team  
North Lincolnshire Council  
01724 297000

This e-mail expresses the opinion of the author and is not necessarily the view of the Council. Please be aware that a  
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