

Planning application reference – DC/23/0412/FUL

Thank you for requesting advice on this application from Place Services' arboricultural advice services. This provides advice to planning officers to inform West Suffolk Council planning decisions with regard to potential arboricultural impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Background

An application was submitted to West Suffolk Council for the property Land Rear Of 5 Wrattling Road Haverhill Suffolk

for consent to carry out the following works: residential building of multiple occupancy (HMO) providing six residents rooms and a communal area

Comments

As part of the planning submission, an arboricultural impact assessment, arboricultural method statement (AMS) and tree protection plan have been submitted for review. Within these documents, the tree survey identified 8 trees/tree groups and 1 hedge that have the potential to form a constraint on the scheme. Of these trees there have been 2 trees identified as category B, 4 category C trees/tree groups, 1 category C hedge and 2 category U trees all categorised in accordance with BS5837:2012 Cascade chart. There has been 1 removal stated as being required to facilitate the scheme with this being the cat C hedge and there is no objection to this removal as category C trees are not a material consideration in the planning process. No other facilitative works have been recommended to the other retained trees.

Within the AMS, it has outlined protection measures through fencing and ground protection (T1) to ensure no detrimental impacts occur to the retained trees and providing these measures are strictly abided by then the impacts to the trees should be minimal.

To conclude, there is no objection from an arboricultural perspective and the scheme can progress subject to the below condition.

Decision

Object	<input type="checkbox"/>	Support (Subject to Condition(s))	<input checked="" type="checkbox"/>	No Objection	<input type="checkbox"/>	Support	<input type="checkbox"/>	No Comment	<input type="checkbox"/>
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Where permission is granted subject to conditions, the following should apply in relation to trees

Protection of trees (non-dischargeable)

During construction of the development hereby permitted, the trees located (Land Rear Of 5 Wrattling Road Haverhill Suffolk) shall not be lopped or felled without the written consent of the local planning authority.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area.

During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

Reason: To ensure that the trees and hedges on site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

This advice has been provided by Place Services on behalf of West Suffolk Council.