



## Planning application reference – DC/24/0366/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 The Fox Ph, Haverhill Road, Little Wrattling.

for consent to carry out the following works: Planning application - a. one convenience store b. one drive-through coffee shop with associated parking and landscaping (following demolition of existing public house)

### Comments

As part of this application, there has been an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan submitted for review. These have shown the presence of 4 hedges and 13 trees/tree groups with a woodland also included in the assessment. The proposal seeks to construction a convenience store and coffee shop with associated infrastructure and to allow this there are no trees specified for removal. It has been noted that category U trees will require removal, but this is required irrespective of the outcome for this proposal and so there is no objection towards this.

To allow for the retained trees to be protected throughout the duration of the construction there has shown protective fencing encompassing the developable area and this is welcomed.

Overall, providing that the information submitted by Moore Partners Ltd is strictly abided by throughout the duration of the development then there is no objection to this proposal subject to the below conditions.

### 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 on and adjacent to the application site.

### Protection of trees (non-dischargeable)

During construction of the development hereby permitted, the trees located (The Fox Ph, Haverhill Road, Little Wrattling.) 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.