From:	Steve Massey
To:	Hollins, Hannah
Cc:	Planning Comments (SMDC); Haywood, Ben
Subject:	SMD/2022/0108 - Lark Rise, Sutherland Road, Longsdon
Date:	27 July 2022 15:03:35

Hannah,

The application seeks full planning permission for a new detached garage to serve the recently constructed new dwelling at the site. The site lies within the extent of Woodland W1 protected under TPO No. SM.89. A Pre-development Tree Survey report in accordance with BS 5837:2012 has been submitted to support the application.

The report demonstrates that the proposed garage footprint position (which is already level ground in relation to the wooded slope to the rear) lies outside of the Root Protection Areas (RPA) of the nearest trees, other than a relatively small incursion within the RPA of T1, mature Beech. There would therefore be no significant adverse impact on trees T2 (Rowan) and T3 (Birch).

Furthermore, the Beech T1 (which is situated on the neighbouring property High View) suffered significant structural damage in a storm a few years ago, with its twin-stemmed form actively splitting open from the base of the union through the lower main stem. I confirmed by letter dated 18/02/2020 to the then owner that this Beech could be removed with immediate effect under the "dead/dangerous" exemption from TPO controls, although in the event only one side of the tree was removed. However, the remaining standing section remains potentially unstable and liable to failure and its removal would be strongly advisable. I understand from the current planning applicant that his new neighbour/current owner of T1 is being more pragmatic and pro-active, and is making arrangements to remove the remaining standing section of this tree, which is both acceptable and reassuring.

Therefore any potential minor impact on the roots of T1 arising from the proposed development encroaching within its RPA is purely academic and not relevant to the determination of this application.

I have no objection to the application and there are no grounds for refusal, nor to seek amendments, in relation to impacts on trees. Given the raised position of the trees in relation to the proposed garage footprint, in this instance I consider that imposition of temporary tree protection conditions would not achieve any further benefit, and therefore none are recommended (as is also reflected in the application tree report).

Steve Massey

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