

From: [Steve Massey](#)
To: [Lisa Jackson](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2024/0266 - 30 Draycott Road, Upper Tean
Date: 22 August 2024 12:34:16
Attachments: [image001.png](#)

Lisa

The application seeks planning permission for the erection of a 3-bay car port to be supported on 7 support posts, each post to be fixed at ground level with a base plate secured onto a (presumed) concrete pad. The pad for each post position will be within an existing tarmac surfaced drive/parking area, although will involve localised excavation of an indicated c.600x600x500mm deep to cast the pad.

Records indicate TPO-protected trees on site, including in the front garden area immediately to the south of the proposed car port position. Whilst I have not visited the site for this consultation response, your site photos and Google Streetview images suggest that one of the TPO trees (T5, a Cherry) is still present as a multi-stemmed tree adjacent to the south-west corner of the car port position, whilst the second (T7, a Sycamore) may have been removed at some stage and there is now a mature Birch nearby (possibly as a replacement for T7) which is not a protected tree. Nevertheless, protected or not, there are clearly some existing well-established trees present which should be considered.

It is considered that the intermittent pad/post positions, with c.4.25m undisturbed ground between them closest to the trees, are unlikely to cause significant root damage to the nearby trees, especially within the seemingly long-established existing tarmac area. **I have no objection to this application**; given the relatively low-key construction required and the existing extensive hard surfaced drive area on which the proposal would be located, in this instance there is no realistic requirement to impose a condition securing temporary tree protection measures if planning permission is granted.

There may be a need to carry out some minor crown lifting/reduction pruning to the adjacent and partly overhanging trees in order to accommodate the car port. In the case of the TPO Cherry T5, any such pruning which is directly required in order to implement the development would automatically be authorised by virtue of the grant of planning permission, and a separate application for consent under the TPO would not be required. It may be useful to include an informative note to this effect on the decision notice, if planning permission is granted, as follows or to similar effect:

1. Any minor pruning work to trees protected by Tree Preservation Order which is directly required in order to implement the development hereby approved, is authorised by virtue of this planning permission. However, the planning permission does not authorise any other work to protected trees, and specific consent, following separate application to the local planning authority under the terms of the Tree Preservation Order, would be required to carry out any such work other than where specified as exempt under the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Steve Massey Arboricultural Officer

Development Services
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