

From: [Steve Massey](#)
To: [Lisa Jackson](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2024/0280 - Anselm, 52 Sandon Road, Cresswell
Date: 07 November 2024 17:39:40
Attachments: [image001.png](#)

Lisa

Tree survey/arboricultural impact assessment reports accompany this application for full planning permission for a replacement dwelling. The tree reports identify groups (G1 and G2) of heavily reduced ("severely topped") Lime trees to each side boundary of the front garden, together with a group (G3) of mixed species and further severely topped individual Lime trees in the back garden.

The proposal/tree report indicates the partial removal of the 2 Lime groups in the front garden – mainly to accommodate the revised access/turning/parking area. There would also be partial removal of group G3 to accommodate the new dwelling extending further to the rear (north-westwards) than the existing building and some minor impact within the Root Protection Area of a retained conifer.

None of the trees are of particularly high quality or significance. I have no objection to the indicated tree loss and minor impact. The proposed site plan broadly indicates replacement tree planting although a fully detailed landscaping scheme should be required and this, together with temporary tree protection measures for retained trees should be made subject to conditions.

I have no objection to this application, but would request that the following conditions be imposed in the event that planning permission is granted:

1. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, unless otherwise approved by the LPA. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), unless otherwise agreed by the LPA and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs or hedgerow are not in active use by nesting wild birds.
2. The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and as set out in the Arbtech Tree Protection Plan reference Arbtech TPP 01 dated November 2023 submitted in support of the application hereby approved, and these barriers and notices shall be retained in position (allowing for minor re-alignment following demolition as indicated on the Tree Protection Plan) for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground

services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.

3. Within 3 months after the commencement of development (including any demolition, site clearance, site stripping, site establishment, and formation or improvement of site access) a comprehensive landscaping scheme shall be submitted to the LPA for approval. Such a scheme shall in particular make provision for the planting of suitable replacement tree planting to the site frontage. The submitted landscaping scheme shall include full details of all proposed new trees, shrubs and other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme once approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs etc planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Steve Massey Arboricultural Officer

Development Services

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