From: Joe Robertson
Sent: 11 May 2016 13:43
To: William Simcock
Subject: 2016/91088 rera of 17 Hazel Grove, Fixby

Hi William

There does not appear to be any tree info provided with this application, as we would normally except.

However I can not support the proposal.

The dwelling sits very close to a designated ancient woodland. This woodland is Council owned, so under our control, hence why it is not currently subject to a Tree Preservation Order (TPO). However please note if this woodland was in private ownership it would be TPO'd and if the development is pursued we would be looking at serving new order.

This woodland is located along the southern aspect of the site so will cause significant shade issue for the proposed dwelling. This coupled with long term issues for future occupants, relating to fears the trees may break or fall, falling detritus, build up of moss, season nuisance etc, will lead to pressure to fell or excessively prune the trees.

The close proximity of the dwelling to the woodland would also give rise to an adverse impact on the trees' rooting systems. No information has been provided to show that the development would maintain the future viability of these woodland trees.

Given the above I believe the proposal does not meet UDP policy NE 9 and is contrary to The Planning Practise Guidance, which at para 118 states that:

"planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss"

This proposal would lead to a deterioration of the woodland through the erosion of the woodland edge resulting from future conflicts between the occupants and the trees.

In light of this I would strongly object to the proposal.

Regards

Joe

Joe Robertson
(Tree Officer)

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