

John Perriton

From: Nick Goddard
Sent: 06 June 2017 15:00
To: William Simcock
Cc: DCAdmin
Subject: RE: Re - 112 Woodedge Avenue, Dalton, Huddersfield

Hi William

I've pushed this one to the top of the queue as I know it is holding things up. The report provided does give a detailed account of the trees however there is no explanation as to why the rooting area shown is smaller than that calculated using BS5837. I can only assume that the existing garage is the reason but as this is not explained it is unclear.

With regards to tree works I would have no problem with a crown lift to 5m of T1 and 4.5m on T2. I would need to check on site whether the crown reduction to T3 is indeed required and will confirm this later. It is worth adding that should planning permission be granted the permission of the landowner should be sought prior to carrying out any tree work.

I have no objection to the proposals having now seen the information required to assess the impacts of the proposed development.
Kind regards

Nick Goddard
Arboricultural Officer

T: 01484 414909
Email: trees.planning@kirklees.gov.uk
Web: www.kirklees.gov.uk/trees

See our new [pre-application advice service](#)

Planning
Investment and Regeneration Service
PO Box B93
Civic Centre 3
off Market Street
Huddersfield
HD1 2JR

This email and any attachments are confidential. If you have received it in error – notify the sender immediately, delete it from your system, and do not use, copy or disclose the information in any way. Kirklees Council monitors all emails sent or received.

From: William Simcock
Sent: 06 June 2017 13:21
To: Nick Goddard
Subject: FW: Re - 112 Woodedge Avenue, Dalton, Huddersfield

Hi Nick,

Here is the tree survey for this application, I would welcome any comments you may have.

William Simcock
Planner
1st Floor, Civic Centre 3
Huddersfield, HD1 2JR

T: 01484 22 1000
E: william.simcock@kirklees.gov.uk

See our new [pre-application advice service](#)

This email and any attachments are confidential. If you have received it in error - notify the sender immediately, delete it from your system, and do not use, copy or disclose the information in any way. Kirklees Council monitors all emails sent or received.

From: des ruttledge [<mailto:des@djrutledge.co.uk>]
Sent: 06 June 2017 08:50
To: William Simcock
Subject: RE: Re - 112 Woodedge Avenue, Dalton, Huddersfield

William

I have attached a copy of the tree survey for the above as requested.

Regards

Des Ruttledge
D & J A Ruttledge
Building Surveyors & Design Consultants
75 Batley Road
West Ardsley
Wakefield
WF3 1HE
0113 2525781
07956 460858

www.djruttledge.co.uk

This email and any attachments to it are confidential and intended only for the use and attention of the named addressee/s. It may contain private and confidential information. If you are not the intended recipient please inform the sender immediately and destroy this email. You must not use, copy, distribute or take action upon it or any part of it. We take reasonable precautions to safeguard emails but cannot guarantee that they and any attachments are virus free or compatible with your systems. We cannot be held responsible or liable in respect of viruses or other problems arising.

From: William Simcock [<mailto:William.Simcock@kirklees.gov.uk>]
Sent: 17 May 2017 16:44
To: des ruttledge (des@djrutledge.co.uk)
Subject: Re - 112 Woodedge Avenue, Dalton, Huddersfield

Dear Mr Ruttledge,

Having recently consulted the Council Arboricultural Officer, I will require some further information in order to determine whether this application can be approved.

The extension of the property is likely to bring the property into conflict with the adjacent Ancient woodland, which is also covered by an Area Tree Preservation Order (TPO). Even if the development in itself does not demand any work to the trees, the closeness of the extension to the woodland boundary (under 4m at one point) could lead to future conflict with the retention and long-term health of the trees because of the impact on light to the extensions and possibly other issues such as debris fall. A tree survey to BS5837 will therefore be required and possibly an arboricultural method statement should the construction be within the rooting area of the adjacent woodland. I will shortly send a letter to notify you of this formally.

I apologise for not bringing these issues to your attention sooner. I consulted the Forestry Commission because of it being Ancient Woodland, this I expected would be a formality as they normally say it is covered by standing advice. But I have only just found out it is under a TPO as well because, owing to an oversight at the validation stage, this was not flagged up on the file cover sheet as it should have been.

Based on my assessment of the development I do not see any other planning problems with the development besides the trees issues.

Kind regards,

William Simcock
Planner
1st Floor, Civic Centre 3
Huddersfield, HD1 2JR

T: 01484 22 1000

E: william.simcock@kirklees.gov.uk

See our new [pre-application advice service](#)

This email and any attachments are confidential. If you have received it in error - notify the sender immediately, delete it from your system, and do not use, copy or disclose the information in any way. Kirklees Council monitors all emails sent or received.



[Website](#) | [News](#) | [Email Updates](#) | [Facebook](#) | [Twitter](#)

This email and any attachments are confidential. If you have received this email in error – please notify the sender immediately, delete it from your system, and do not use, copy or disclose the information in any way. Kirklees Council monitors all emails sent or received.