Hannah Halstead

From: Joe Robertson
Sent: 30 May 2017 14:04
To: Laura Yeadon; DCAdmin
Subject: 2017/91286 Adj 46 The Fairways Fixby
Attachments: 2016-07-08-pc.pdf

Hi Laura

This application is not supported by any trees information, only a letter referring to trees. As per our validation check list (available to view online) applications need to be supported by trees information as required in Bs 5837 2010 . My previous comments, in relation to application Ref 2016/91597 which was withdrawn, made reference to the lack of trees information to Bs 5837. This new application still has not provided any tree trees information, despite this requirement being highlighted in my previous comments and our validation check list clearly setting out that this is a necessity.

This woodland provides important public amenity in the locality and is a valuable landscape feature.

With this in mind my comments for application 2016/91597, attached for reference, still stand. No tree information has been provided, I believe that the proposals does not meet policy NE9 and I can not support a driveway within this protected woodland area.

Thanks

Joe

Joe Robertson
(Tree Officer)

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Joe Robertson

To: Laura Yeadon
Subject: 2016/91597 46, The Fairway, Fixby

Hello Laura

I can not support this proposal.

The site is covered by a tree preservation order, specifically a woodland designation. This woodland designation is intended to protect the area as woodland entity, which includes the associated woodland structures, understory, young trees, saplings, seedlings etc.

The woodland is an important landscape feature in the locality and is a valuable wildlife area within a residential estate, therefore it provides significant public amenity. I can not support the change of use from a woodland to a garden or dive way.

Additionally please note the trees information supporting this application in no way accords with British standard Bs 5837, a requirement of our validation process, and the limited information provided is grossly inadequate with regards to what we would expect to see supporting a planning application.

As a final point I am mindful that works have already been undertaken to the understory within this woodland which could potentially constitute an offence under section 210 of the Town and Country Planning Act. However as it stands, if the area is left to naturally regenerate into its former state, any offence is not of a severity that would warrant formal action. Although it may be prudent to bring to the applicant's attention that any further unauthorised tree works is likely to lead to enforcement action.

For the above reason I do not believe the application meets UDP policy NE9 and I would recommend refusal.

Regards

Joe

Joe Robertson
(Tree Officer)

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