

From: [Gillespie, Monica](#)
To: [Plant, Faye](#)
Subject: RE: 7751 The Old School, Highgate Road, Hayfield HPK/2017/0384
Date: Wednesday, October 18, 2017 12:57:13 PM
Attachments: [image001.png](#)

Faye

I have reviewed the updated Arboricultural report and as with the previous application (HPK/2015/0272) the main Arboricultural issue is the potential impact on T3 a tree located in the garden of a neighbouring property.

The arboricultural report submitted with the application makes the following comment:

7.11 There will be an encroachment of excavation works into the RPA of retained tree T3, to accommodate a retaining wall and reduced ground levels along the rear elevation of the new dwelling. In the absence of statutory protection, any such works – including the removal of encroaching roots back to the boundary - can be carried out under the applicant's rights in common law. Whilst the risk of destabilising the tree is low, any excavation of ground and pruning/severance of roots within the tree's RPA should be supervised by a competent arboriculturist and the neighbour notified if the tree's mechanical stability is affected.

As the report notes the tree is not protected by any statutory control and whilst retention is desirable if practical the loss of the tree would not be an overriding reason to refuse this application and any future need for the tree to be felled would be a matter for the applicant and their neighbour to resolve and is not a planning matter.

Standard conditions LA13 and LA 14 should be attached to any approval and the applicant should, as recommended in the arboricultural report, have any root pruning in this area supervised by a competent arboriculturist. This would be an important element of complying with condition LA13 Arboricultural Method Statement to be submitted and approved by the Local authority.

Regards

Monica Gillespie
Arboricultural Officer
High Peak Borough
Buxton Town Hall
Market Place
Buxton
SK13 6EL

TEL: 01298 28400 ext 4607
EMAIL: trees@highpeak.gov.uk

From: Plant, Faye
Sent: 18 October 2017 09:22

To: Gillespie, Monica
Subject: FW: 7751 The Old School, Highgate Road, Hayfield

Hi Monica,

Please see attached tree report for the above, ive attached your previous comments and the proposed plans , the app ref is HPK/2017/0284,

Please can I have your comments,

Many thanks,

Faye Plant

Planning Officer
High Peak Borough Council & Staffordshire Moorlands District Council
(tel: 01298 28400 ext 4995)
Please note that my working days are Monday-Wednesday

From: Matt Hurst [<mailto:mh@highpeakarch.com>]
Sent: Tuesday, October 17, 2017 4:08 PM
To: Plant, Faye
Subject: Fw: 7751 The Old School, Highgate Road, Hayfield

Hi Faye,

Please find attached the updated tree report for the application on Highgate Road, Hayfield.

Regards

Matt Hurst
Director
H I G H P E A K **A R C H I T E C T S** L T D

2nd Floor, Wharf House
Wharf Road
Whaley Bridge
High Peak SK23 7AD

01663 719717

From: [Glyn Thomas](#)
Sent: Tuesday, October 17, 2017 4:00 PM
To: [Matt Hurst](#)
Subject: 7751 The Old School, Highgate Road, Hayfield

Hi Matt

Arboricultural Statement attached. Apologies for the delay!

Give me a ring if there's anything you need to discuss in detail or let me know if you need anything else at this stage

Regards

Glyn Thomas



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