

Thank you for consulting me on this application.

I have now had sight of the tree survey and method statement.

The property is within the countryside in the Settled Valleys landscape character area. The trees which surround the property are typical of the character of the area and will help filter views of the proposed new garage. It is important that sufficient trees are retained and are unaffected by the proposals to ensure that this landscape characteristic is retained.

The tree survey provided indicates that 3 trees are to be removed; this limited removal will have little effect on the overall impact of the tree groups. Also, each tree removed is to be replaced with a single tree – though there are no details of species or size of planting.

The arboricultural method statement is based on various assumptions, in particular that the existing hard surfacing will not be disturbed during construction, that the garage will be built on existing hard surface slab and that there will be no excavation.

However, the proposed garage is quite a large building and I have doubts that such a building could be accommodated on the existing hard surface without extending beyond existing hard-surface or some additional engineering works. I have concerns that if approval is granted building regulations or other circumstances may require a change in the construction methodology, in which case the impact on the tree cover will be altered to the likely detriment of the trees. The main trees of concern in this regard are the 2 mature ash trees T14 and T15. Any changes may impact on the trees further within the plot but as long as any additional trees removed are replaced this is not an overriding issue in landscape amenity terms. The loss of one or both of the ash will open up views to the garage from the open countryside. As one tree is outside the applicant's control there may be issues with liability should the tree become damaged; in addition it would not be possible without the land owners consent to replace with another tree close to this location.

Given the above, I do not have an over-riding objection to the proposals as long as any consent is sufficiently conditioned to ensure that should there be any changes in circumstances that may impact on the trees these are catered for. Therefore I recommend that the following conditions are applied - amendment to the standard conditions are highlighted in red

LA10 - tree retention

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the

Local Planning Authority gives written consent to any variation.

LA14 IMPLEMENTATION OF TREE PROTECTION DURING DEVELOPMENT (amended)

The Arboricultural Method Statement (AMS) produced by Rycroft Associates dated 1/11/2017 and submitted with the application is the 'Approved scheme' and should be implemented along with the following.

- a) All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 Recommendations for Tree Works.
- b) No excavations shall be undertaken without a revised Arboricultural Method Statement (AMS) being submitted to the Local Planning Authority and approved in writing. The AMS must include details of the precise location and depth of excavations required where they are within the Root Protection Area (RPA) as defined by BS5837:2012. The AMS should also include a method of working in accordance with BS5837:2012 that will minimise damage to the root system of the trees effected
- b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within any area designated as being fenced off in the or otherwise protected in the approved protection scheme.
- c) No fires should be lit within 6m of the furthest extent of the canopy of any tree or tree group to be retained as part of the approved scheme.
- d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.
- e) No development or other operations shall take place except in complete accordance with the approved protection scheme and Arboricultural Method Statement.

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