John Ward

From: planning@hinckley-bosworth.gov.uk
Posted At: 08 April 2009 13:06
Conversation: ConsulteeAccess for Planning - Application Comments (09/00021/FUL)
Posted To: Planning Application Comments

Subject: ConsulteeAccess for Planning - Application Comments (09/00021/FUL)

ConsulteeAccess for Planning - Application Comments (09/00021/FUL)

"julian simpson" has used the ConsulteeAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for ConsulteeAccess comments submissions.

Comments were submitted at 08/04/2009 13:05:59 from IP 192.168.0.3.

Application Summary

Application Number:
09/00021/FUL

Address:
36 Grove Road
Burbage
Hinckley
LE10 2AD

Proposal:
ERECTION OF NEW DWELLING

Case Officer:
Eleanor Shaw

Customer Details

Name:
julian simpson

Address:
HBBC Tree Officer

Postcode:

Email:
julian.simpson@hinckley-bosworth.gov.uk

Phone Number:

Comments

Submission Type:

Comments:
There are two trees remaining in the rear garden of 36 Grove Road that would be positioned on the south boundary of the proposed construction site. An Oak and a Katsura - neither tree is protected in a conservation area or by TPO. The Oak is prominent on the side boundary alongside Burbage Junior School's access drive.

The Oak is middle-aged, of considerable future value and worthy of a TPO. The Katsura is hidden from public view.

Dimensions:
Oak: 14m. height. 13m. crown spread. 46cm stem dia.at 1.5m.

Katsura: 12m.height. 8m. crown spread. 36cm stem dia at ground level.

In accordance with BS5837:2005 the Oak would require a 6.0m. Root Protection Area (RPA) and the Katsura a 4m.RPA. Building construction is proposed approx. 6m. from the Oak trunk and no allowance has been made for working space between the house and tree. If a new drive is to be constructed across the RPA special measures and method statement would be required to determine how roots would be protected. No allowance has been made for future tree growth. An arboricultural implications assessment should be provided in accordance with BS5837:2005 by an Arboriculturalist on behalf of the applicant in conjunction with a Tree Constraints Plan and Tree Protection Plan.

It would not be possible to carry out construction to this design if a protection barrier is constructed where required.

The design also suggests that the Holly/Hawthorn hedge along the east boundary would have to be removed.

I suggest that the Oak be TPO'd and an alternative design be submitted providing increased clearance from the two trees with the possibility of an access drive to the north of the proposed house considered.

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