

Application Number: 20/02601/TCA
Date of Application: 26 November 2020
Date Decision Issued: 18 February 2021

Service Director for Planning and
Strategic Highways:
Bronwen Knight
Wakefield One
PO Box 700
Burton Street
Wakefield
WF1 2EB
Typetalk calls welcome

Charlie Mosley
c/o Charlie Batten
Down To Earth Tree Management
Water House Farm
Shaw Lane
Holmfirth
Holmfirth
HD9 2PY
United Kingdom

Town and Country Planning (Tree Preservation) (England) Regulations 2012

Grant of Consent to Carry Out Works on Trees in a Conservation Area

Description and Location of Application

T1 - Eucalyptus - Fell T2 - Birch - Reduce crown to create more uniform shape, pruning in accordance with BS3998. T3 - Birch - Fell G1- 2 x Cherry and 1 x Sycamore - Fell dead ivy covered sycamore, Reduce crown on both Cherry to create more uniform shape, pruning in accordance with BS3998. G2 - 2 X Conifers - Fell.

at: 2 Park Lane Bretton Wakefield WF4 4JT

Particulars of Decision

The proposed works are in the interests of health and safety and good arboricultural management. Consent is granted for the works in accordance with the recommendations set out below;

1. All works to be undertaken in accordance with British Standards BS 3998:2010 (Tree Works) by a suitably qualified and insured Arborist.

2. The permission is valid for 2 years from the date the decision is issued. If works are not completed within that timescale then a new notification for tree works will need to be submitted to the Planning Authority.
3. Upon completion of the works to remove the specified dead tree there is a replacement planting duty for a new Sycamore tree to be planted to comply with the duty under the Town & Country Planning Act 1990. This is to replace the dead Sycamore tree on site. The replacement planting duty will ensure future local levels of amenity and a sustainable tree cover are maintained. The Replacement Planting Specification and species recommendation is set out below. The Planning Authority shall be notified of the date of the tree planting works, which will be confirmed with the Planning Authority by the landowner once the tree is in the ground.

The replacement planting specification is as follows:

- o The felled tree shall be replaced with 1 x Sycamore
- o The tree shall be procured and planted in accordance with British Standards BS 8545:2014.
- o The replacement tree shall be a minimum 12-14cm stem girth, 45-85 litre rootball at the time of planting.
- o The replacement tree should be planted as close to the felled tree as is possible (unless otherwise agreed with the LPA).
- o The replacement tree shall be planted in a prepared pit, which is 50% larger than rootball of the tree itself.
- o The sides of the planting pit are to be forked over to help alleviate compaction and allow for the tree roots to become established.
- o The tree shall be planted with the root collar at the same level as the surrounding soil levels.
- o The tree pit shall be backfilled with topsoil clean of building contaminants.
- o The tree shall be staked, tied and mulched at the time of planting. The tree shall be anchored with a single stake angled at 45 degrees and attached the trunk of the tree with a tie at circa 1 metre above ground level. The stake shall be driven into the ground clear of the rootball.
- o The stake and tie shall be removed no sooner than following a minimum of 2 growing seasons.
- o The tree shall be planted prior to the end of the 31 March 2021 and after the dead tree has been removed.

This decision is based on the following plans(s):-

Plan Type	Reference	Version	Date Received
Application Form			26.11.2020
Drawing	Location plan		26.11.2020

Notes

Please refer to the accompanying Statutory Provisions and Notes, which form part of this Notice.

Service Director for Planning

B. Knight

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FURTHER INFORMATION

Now that your application has been determined, this information sheet is intended to inform you of your options.

If you wish to talk to someone about your application, please contact Development Control and quote your Application Number: 0345 8 506 506 or devcontrol@wakefield.gov.uk

GRANTED

If your application has been granted, please be aware that the following may apply to you.

TIMESCALES

- If you do not begin the development within the period specified on your decision notice, the permission will lapse.
- If the development is begun but not completed we can, in certain circumstances, require that it is completed within a specified period.

CONDITIONS

If your application has been granted subject to conditions you may be required to submit information to discharge of conditions these conditions. Some conditions must be discharged before development can commence.

The form for discharge of condition applications can be found using the following link https://ecab.planningportal.co.uk/uploads/appPDF/X4725Form027_england_en.pdf a fee will also be payable.

OTHER CONSENTS

This is only a Planning Permission; it does not necessarily mean you can start your development. You must also assess the impact of the following on your development:

- It may be necessary to obtain approval under the Building Regulations. This is handled by our Building Control Department.
- This permission does not entitle you to obstruct a Right of Way. If you need to stop up or divert a footpath or bridleway to enable you to carry out the development you should contact our Public Rights of Way office.
- Any applications for Council grants towards the costs of the development will need to be approved before work starts.
- Your development may come under the jurisdiction of two different pieces of Civil Legislation: the Party Wall Act and Right to Light: see the MHCLG website for more information
- If your development requires you to alter any existing utilities (Drainage, Water, Electricity, Gas, Phone, Cable, etc.) then you will need to liaise with the appropriate organisation.

Do not start your development until you have all the applicable consents

GROUND STABILITY

- This Planning Permission does not constitute any guarantee as to the stability of the site.

GRANTED WITH CONDITIONS, SPLIT DECISION OR REFUSAL

If your application has been refused, in part or in full, or if there are conditions attached to the grant, then you may wish to consider making a resubmission or an appeal.

APPEALS

If you are aggrieved by this decision, then you may be able to make an appeal. Appeals in England and Wales are handled (on behalf of the Secretary of State for the Ministry of Housing, Communities and Local Government) by the Planning Inspectorate in Bristol.

There are strict time limits on when Appeals can be made and you are urged to visit <https://www.gov.uk/government/organisations/planning-inspectorate>. Alternatively information about all aspects of the Appeal Process are available from the Planning Inspectorate, and the Planning Portal.

INFORMATION

BUILDING CONTROL

01924 306557

buildingcontrol@wakefield.gov.uk

www.wakefield.gov.uk/Planning/BuildingControl

PUBLIC RIGHTS OF WAY

0345 8 506 506

prowteam@wakefield.gov.uk

www.wakefield.gov.uk/CultureAndLeisure/ParksAndOpenSpaces/Footpaths/default.htm

PLANNING INSPECTORATE

<https://www.gov.uk/government/organisations/planning-inspectorate>

The Planning Inspectorate,
Temple Quay House,
2 The Square, Temple Quay,
Bristol BS1 6PN

PLANNING PORTAL

The Planning Portal is the UK Government's online planning and building regulations resource. Use this site to learn about planning and building regulations, and appeal against a decision and research government policy.

www.planningportal.co.uk

MHCLG (MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT)

MHCLG is the central Government Department responsible for planning policy and building regulations.

<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>

