

Application Number: 20/02728/TCA
Date of Application: 9 December 2020
Date Decision Issued: 17 February 2021

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

Mr Andre Gabbitas
16 Bretton Lane
Bretton
Wakefield
WF4 4LA

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

Tree works

at: 16 Bretton Lane Bretton Wakefield WF4 4LA

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 consent is valid for 2 years from the date the decision is issued. If works are not completed within that timescale then a new application will need to be submitted to the Planning Authority.

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

Plan Type	Reference	Version	Date Received
Application Form			09.12.2020
Drawing	Location plan		09.12.2020

Photographs Non Confidential			09.12.2020
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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>

