

Consultee Comments for Planning Application 21/01507/FUL

Application Summary

Application Number: 21/01507/FUL

Address: Pine Tree Cottage Camp Road Sutton Coldfield Staffordshire B75 5QX

Proposal: Erection of 2no detached three bedroom dwellings

Case Officer: Hannah Hayes

Consultee Details

Name: _ Arboricultural Officer - LDC

Address: Lichfield District Council, Development Services, Frog Lane Lichfield, Staffordshire WS13 6YZ

Email: Arboriculture@lichfielddc.gov.uk

On Behalf Of: Tree Officer - LDC

Comments

Dear Hannah,

Thank you for consulting us regarding this current submission. After an initial desktop review, the following comments are made.

Whilst the site is not within any designated conservation area and currently there are no TPO's, it does appear that there are a number of large trees affected some of which may be on third party land. We note that the adjacent woodland, Hovel Covert, is an Ancient Semi Natural Woodland designated on Natural Englands Ancient Woodland Inventory. We will need to see this designated boundary displayed and the distances to the proposed development must be detailed and in line with guidance.

The applicant has provided us with a tree report to the BS5837 but we note our comments below regarding constraints not shown.

It is clear that the site is heavily shaded and restricted. Any residential development would need sufficient sunlight for the enjoyment of the property. We feel it may be beholden upon the applicant to demonstrate that. This has not been done.

We also observe that the access road is also heavily constrained by third party trees and the impact on these has not been considered in the submission.

The tree protection plan will need to show access, storage, delivery points, welfare, mixing and fuelling areas and especially take note of the topography of the site.

We further note our comments on a previous similar application, and we hope we have been consistent.

As such we cannot support this proposal and ask that if the applicant wishes to pursue this that the above details are considered.

Sincerely,

Ian McDermott
Development Team Support, Arboriculture.