PLANNING CONSULTATION REPLY

To: Laura Bennett	Date: 28.06.2022
From: Edward Jowett	Extn: 2557

APPLICATION: Beech House, 110 Bence Lane, Darton, Barnsley, S75 5DA.

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Representations

1 comment of support has been received which states:- *'As the owners of the adjacent property of 110 Bence Lane, we fully support the application and ask for consideration of pollarding lime tree T8. This tree has in the past lost a very large branch due to high winds, which fell into carriageway of Jacobs Hall Court. Therefore presenting a risk should further branches fall. The large branch took three neighbouring properties efforts to cut into manageable pieces and remove to a safe location.*

The tree also sheds significant amounts of leaf litter that requires annual management and also makes the causeway under neath slippery through October to December.

We would therefore support any tree management measures taken at 110 Bence Lane for the betterment of the area surrounding, and would as stated above support pollarding of the Lime tree T8.'

Site Appraisal

The site was visited by Edward Jowett and the trees were briefly inspected.

The three trees are prominent mature specimens located in the front garden of the property. These trees have high amenity value due to their size and prominence adjacent to Bence Lane.

The works proposed are to crown thin these trees by 25% to open up the canopies and allow more light through and reduce the sail effect. These trees have not been worked on in some considerable time with the exception of the Lime tree (T8) which was pollarded around 2008. The thinning works to the two Beech trees (T12 and T14) is sensible and will reduce some of the impacts they are having on the resident and the thinning of the Lime will help to reintroduce some shape back into the re-growth from the pollarding of the tree. It is also proposed to undertake a minor crown lift to T12 to establish a 5m canopy height and reduce back from the property to establish 3-4m clearance.

These additional works to Beech tree T12 will result in slightly over a third of the trees leafing area being removed, however in this instance I feel this is acceptable and will leave a sensible dimension for the tree to be maintained to in the future. It is a shame that this was not established more gradually and earlier but I feel these works will be of benefit ultimately and reduce the impacts of future pruning operations. Likewise the level of work proposed should negate the need for more works for several years.

I can therefore confirm that there is no objection to the pruning works outlined from an arboricultural perspective.

Note: Assessments of tree condition and safety are based on a simple visual inspection from ground level. Comments should not be taken as a definitive assessment of tree health, as this should be carried out by a suitably qualified arboriculturist, possibly including a high level inspection. The applicant should be reminded of the owner's legal responsibilities to ensure that trees are regularly inspected and maintained in a safe condition.

Recommendations

APPROVE

The above works are approved subject to the following condition

Five days notice to LPA and tree surgery to BS standards

Not less than five working days notice of the date of the proposed work shall be given in writing to the Local Planning Authority and the tree surgery shall be carried out to the standards set out in BS3998.
Reason: To ensure the work accords with good arboricultural practice.

Informatives

Time limit for TPO works

The proposed tree works should be completed within 2 years of the date of this consent.

Permission

Before proceeding with the notified works, you should ensure that you have the permission of the owner, and comply with all other relevant legislation, for example it is an offence to disturb nesting birds, and bat roosts.