

Andrew Colley Esq.
Lane End, Park Avenue,
Wortley Village,
Sheffield, S35 7DB.

April 28th 2020.

Dear Mr Colley,

Trees and your proposed building plans at Lane End.

You are in the process of seeking planning permission to extend your house. This is a relatively modest extension with only a very small increase in the building's "footprint." It will not involve any major site clearance although your Architect, Roland Heathcote has noted that there are a couple of small trees and a large shrub that are very close to the existing garage/workshop, which will be replaced with domestic accommodation.

Roland submitted the application to Barnsley Council (the local planning authority) who have requested information on the affected trees. I am familiar with the *British Standard 5837 2012 Trees in relation to design demolition and construction – Recommendations*, which is the usual guidance for the appraisal of trees on development sites, and which is mentioned in Barnsley's supplementary planning guidance document; "trees and hedgerows." I am also familiar with the National Planning Policy Framework (NPPF), which is the guidance that instructs Councils on how to treat planning applications. Paragraph 44 of the NPPF states that information requirements to accompany a planning application "should be kept to the minimum needed to make decisions."

The following information is sufficient to inform this Planning Application.

The trees.

Roland Heathcote has given me copies of the proposed site layout. The drawing SP1 shows the three trees in question and numbers them T1, T2 & T3. (T stands for "tree.")



Photograph 1 is a view of the house from the back garden looking roughly north. Trees 1 & 2 are labelled.

Photograph 1.

The taller trees in the background are Common Limes, well away from the proposal.



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Photograph 2 shows T1 looking north west.

T1 is not really a tree, it's a large Magnolia shrub. It is very close to the existing building, to the rear of the house's integral garage/workshop. It is approximately 5 metres tall and has clearly been regularly pruned. It has in fact had two major stems removed to ground level. There are two more stems one of which is still quite tall, the other having been pruned away from the roof of the house.

This shrub will have to be removed if the proposed extension is to be constructed.



Photograph 2.



Photograph 3.

Photograph 3 is a view of the base of the Magnolia showing the two cut trunks and the two remaining ones. It grows in a very confined space and it appears that the root growth is already disturbing the paving and low walls at the rear of the workshop.

This particular shrub is a Saucer Magnolia. (*Magnolia x soulangiana* ssp). There are numerous different cultivars and subspecies of Magnolia but identifying it any more accurately is unnecessary for this application.



Photograph 4.

Photograph 4 shows T2. This is a Drummond's Maple. The cultivar arose in Europe about a century ago. The drawing identifies it as Japanese but this is incorrect.

It is 240 mm diameter and 6 metres tall. The property's front garden contains a large number of Japanese Maples but Drummond's Maple is a cultivar of Norway Maple. This cultivar has a proclivity to lose the variegated foliage and revert to being no different to a Norway Maple. Enthusiastic gardeners like you prune out the reverted branches to maintain the tree's variegated foliage.

Photograph 5 is another view of trees 1 & 2. They are of little relevance outside the site, and it's possible that the neighbour to the east regards the Drummond's Maple as a shade nuisance.



Photograph 5.

I think it's reasonable to point out that if either of these trees were close to living rooms rather than the workshop, they would probably have been removed before now.



Photograph 6.

Photograph 6 is a view of the base of tree 2, adjacent to the shed. The tree clearly had to suffer some significant root pruning to permit its base to be installed.



Photograph 7.

Photograph 7 shows tree 3 with some of the above mentioned Japanese Maples to the right. Tree 3 is a Silver Birch, although it is another cultivar, bred for its habit to “weep.” That is to grow with a form similar to a “Weeping Willow. This sort of cultivar is usually grafted onto a tall rootstock and requires regular pruning to create an acceptable tree.



Photograph 8.

Tree 3 has been planted only a few centimetres away from the neighbour's outbuilding, as can be seen in photograph 8. (Either that or the garage was built after the tree was planted.) This tree is of little significance outside of this garden.

These are the only trees affected by the proposal and of little consequence to anybody except the owner. However it would be disingenuous not to consider other trees on the site.



Photograph 9.

Photograph 9 shows the row of Lime trees on the property's roadside boundary. It also shows the Japanese Maples that you have clearly been tending for a long time. The Maples

are extremely attractive but again of little consequence outside the garden. The Lime trees are a different matter and are clearly visible to all passers-by and in the greater landscape. I presume that the trees have some sort of historic association to the nearby Wortley Hall, which is a listed building. Fortunately the trees are unlikely to be affected by the proposal.

This concludes my tree-related observations for this project.

Discussion.

The stated purpose of BS5837 is to “achieve a harmonious and sustainable relationship between trees and structures.” The principal behind it is to appraise what trees are on a development site, decide on their quality or otherwise and then design a site layout around them. In this case the trees are not dictating the site layout, the existing building is doing that. It follows that we must appraise the trees and then decide whether they should stand in the way of the proposal. None of the trees likely to be affected by the building work are of any significance to anybody other than the owner, and perhaps the immediate neighbour to the west.

There are other trees and shrubs on the site but apart from the Limes, none are of any significance. The Japanese Maples at the time of my visit were spectacular but none are really large enough to consider as trees. By that I mean even if this property was in the Conservation Area (which it isn't), they are not large enough to invoke the regulations that would mean the local planning authority had to be informed before they were pruned or removed.

However the Limes are very significant and it is therefore fortunate that this proposal is extremely unlikely to affect them. The only way I can imagine the Limes being troubled by this project is if an unusually large delivery vehicle were to damage some lower branches while unloading materials. Fortunately this is a very small project, and will not require any large excavators or other machinery. In fact it is entirely likely that all the materials required for the project will be delivered on relatively small vehicles, and that the only site machinery used will be a very small mini-excavator.

Additionally, as the project will be supervised by you, and you will be living on the site for the duration, there will be no opportunity for any site workers to carelessly or inadvertently damage any trees. The project will not require any new drains or underground services to be installed so there is no reason for anyone to go anywhere near the significant trees.

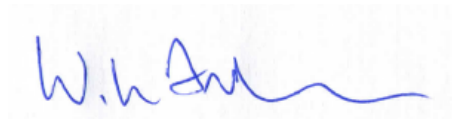
Although building projects might routinely require tree protection fencing to be erected, to keep machinery away from trees and their roots, in this case all the work can only take place from the existing driveway and there is simply no opportunity for inadvertently causing tree damage. This is not to say that trees should be ignored and to that end I have appended a generic tree protection method statement, which outlines the routine matters that might arise.

Conclusion.

1. This is a very small project and although there are some small trees that are affected by the proposal, none are significant to anyone other than the owner.

2. It would be unrealistic to instigate any tree protection measures beyond making site workers aware of the potential for inadvertent tree damage.
3. I see no reason for trees to interfere with this planning application. The removal of the Magnolia will be barely noticed outside of the site and the chances of any tree being inadvertently damaged by the project are remote.
4. The appended tree protection principles should be followed.

I trust you will find this helpful,
Yours faithfully,

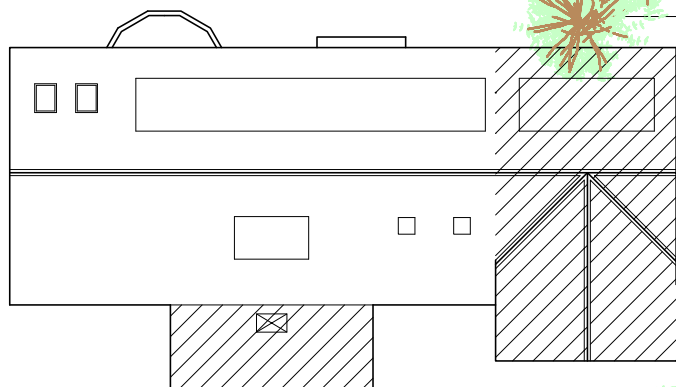


W L Anderson. Dip.Arb(RFS). M Arbor A.

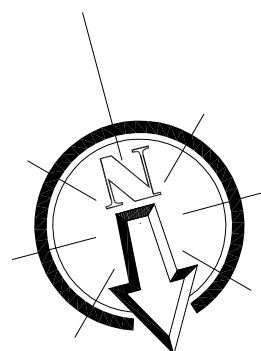
- Enclosures:
1. Proposed site plan showing tree positions; prepared by Roland Heathcote.
 2. Generic tree protection method statement.

Japanese Acer(pruned) T2

Magnolia(removed) T1



Silver Birch(pruned) T3



SITE PLAN

SCALE 1:250

PRINTS TO SCALE ON A4

PARK AVENUE

'LANE END', PARK AVENUE,
WORTLEY,
SHEFFIELD, S35 7DR

SP1

General tree protection precautions for development sites.

April 2020.

This list of precautions is not exhaustive and projects should have specific precautions drawn up prior to commencing any site works.

1. Before commencing any groundworks or erecting the tree protection fencing, any tree work should be undertaken. This should be in accordance with the specification compiled once the site layout/design is finalised. This work to be undertaken by qualified and experienced tree workers.
2. Once tree work is complete, tree protection fencing can be erected where necessary. A plan showing the areas to be fenced off, should be compiled and followed.
3. Under no circumstances should trees be used as any sort of support for anything. Nothing can be nailed or screwed to the trunks and machinery should not be used where it might accidentally collide with any tree.
4. If any roots are encountered in excavations these should be cut cleanly and covered with clean topsoil as soon as possible. They should not be hacked off with a spade or an excavator. Roots must not be left to dry out or be affected by frost.
5. Operations should be planned to avoid causing soil compaction, especially where there will be future landscaping.
6. All machinery on site should be operated in a manner to avoid affecting trees. Exhausts should not be directed towards foliage, and any refuelling activities should be conducted as far away as possible from trees. Spill kits should be available during refuelling operations and used with a view to ensuring that any spillages do not seep or spread into the RPA.
7. If machinery is to be washed on site, the run-off should not be directed towards any trees or rooting areas. If heavy rain is encountered run-off should not be allowed to cause soils where roots might be anticipated to become water-logged.
8. Tree protection fencing should only be removed once construction work is complete.
9. If any tree requires further pruning during the contract period, this should be agreed with the project arboriculturist and only undertaken by a properly experienced person.

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