

Planning Committee

Wednesday 09 December 2020

Late Observations Schedule

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
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4	20/0690	<u>Additional Parish Council comments on Trees</u>
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In addition to their consultation response, the Parish Council have made a direct query to the council's Tree Officer with regard to the works to a protected tree adjacent to Gateway 3.

This raises three queries:

- 1. The TPO tree roots will be damaged by the installation of hardcore and screening to an initial depth of 105mm; the hardcore will be forced to greater depth as a result of compaction caused by passage of farm vehicles.*
- 2. Therefore, as a matter of urgency, I would be grateful if you would let me know how the hardcore and screening can be installed and subsequently transited by farm vehicles without causing damage to the roots of the TPO tree.*
- 3. Also, assuming that a method of installing the hardcore exists that will not cause root damage, can you also please let me know me how FBC will ensure that this method complied with during creation of the access?*

Officer Response to Parish Council comments on Trees

The Tree Officer has provided the Parish Council with the following response:

- 1. The ground at present is a mix of hardcore and soil and not level. To what extent and depth, the tree roots are in this area would be difficult to assess without excavation. As the entrance already has hardcore, and the soil is compacted along with seeing a large tree root extending to the South towards Kirkham Road. It is feasible that South side area of the tree is where most tree roots will be. It is also feasible that the South side of the tree is the windward side in which the tree will put its main roots down for anchorage from the prevailing winds.*

By levelling the area at the gate and adding stone will reduce farm vehicles from bouncing when entering the field and because most farm vehicles have large wider tyres to distribute weight, this will reduce compaction on the ground.

- 2. The layer of stone will also be permeable and allow water to penetrate to the soil underneath. As the entrance will only be used by farm vehicles on an infrequent basis (not on a daily basis) compaction would be minimal. The stone layer will form a barrier to the soil below and reduce any potential damage to anything within the soil structure.*

3. *This should be carried out carefully with a banks man watching out for tree roots as the layer is scrapped off and if roots are found to be in the location this should be reported to the LPA and myself to see to what extent and size of the roots are. Generally, any roots that are less than 75mm can be cut and removed as long as there isn't a significant amount of roots that need removing.*

In my opinion as long as the work is carried out carefully, any impact on any roots if there is any in this location of the entrance will be minimal.

Additional Parish Council comments on Highways

It is understood that the Clerk to the Parish Council and a Parish Councillor have made direct contact with a series of officers at the local highway authority regarding the application. Their queries are understood to relate to whether the access points are existing or have become abandoned. The comments highlight the Parish Council's concerns over the use of the access on highway and pedestrian safety given the size and nature of agricultural vehicles that will use them.

Officer Response to Parish Council comments on Highways

It is understood that the officers from the local highway authority have provided a response to the Parish Council direct, but this has not been made available to the local planning authority.

Officer Recommendation

The Tree Officer's responses to the Parish Council confirm the position as set out in the report, which is that there are no arboricultural objections to the development. He does suggest that a condition could be used to ensure that the works to form Gateway 3 follow a methodology that does not harm the tree. A condition is suggested below and so could be included in the planning permission should the Committee wish to approve the application. An informative note is proposed for inclusion in the decision notice to highlight the need to comply with TPO and highway legislation.

6. The improvement of the access point to Moorside hereby approved (Gateway 3) involves the laying of stone within the root protection area of a protected tree. The ground preparation and stone laying operations involved in this activity shall only be undertaken utilising the following precautionary steps

- a) *Where any excavation is necessary within the Root Protection Area to the tree this should be undertaken using hand-held tools or by compressed air soil displacement only,*
- b) *Any roots which are exposed by these works shall be immediately wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping shall be removed prior to backfilling, which shall take place as soon as practically possible.*
- c) *Any roots which are uncovered and are smaller than 25mm diameter may be pruned back, making a clean cut with suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps or of 25mm diameter and above shall be severed only by consultation with a*

suitably qualified arboriculturist, as such roots might be essential to the tree's health and stability

- d) *Any vehicles that are to be used in the works associated with the improvement of the access shall be operated with a banksman who is to observe the works within the root protection area of the tree to minimise the potential for any damage to be caused to the tree roots.*

Reason: To ensure that the access improvement minimises the potential for damage to be caused to the tree in close proximity to this access point, and so protects the established character of the area in accordance with Policy GD4 and Policy GD7 of the Fylde Local Plan to 2032.

5 20/0693 Additional Conditions

Officers consider that as an extra precaution to neighbouring amenity around the site two extra conditions should be imposed to ensure that the smoking shelter is not used as an outdoor dining / drinking space for the Club, and a further additional condition should be imposed to prevent music or other amplified entertainment.

The following additional conditions are therefore proposed:

3. *No tables, chairs or other furniture shall be provided within the smoking shelter hereby approved and the shelter shall not be used for the consumption of food and drink at any time.*

Reason: In order to control the extent of the use of the facility to minimise the potential for disturbance from its use to be case d to the occupiers of neighbouring residential properties as required by Policy GD7 of the Fylde Local Plan to 2032.

4. *There shall be no amplified music or other broadcast entertainment, or unamplified music played at any time within the smoking shelter hereby approved.*

Reason: To limit the potential for noise generation and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of policy GD7 of the Fylde Local Plan to 2032 and the aims of the National Planning Policy Framework.