[redacted]

From: Neil Smith
Sent: 24 February 2025 10:49
To: Simpson, Kevin (Planning)
Cc: DMAdmin; Trees
Subject: RE: Consultations due for Kev please
Attachments: 24 80447 COND - 80 Needingworth Road St Ives.pdf

Hi Kev,

Following our discussions earlier, please find below a Condition Discharge Consultation Form for 80 Needingworth Road, St Ives. The plan provided is sufficient to discharge the condition if it is complied with. They have provided satisfactory detail on the demolition, storage and protective fencing to proceed.

Should you need anything else, please do not hesitate in contacting me,

Kind regards,

Neil

[redacted]

Arboricultural Consultation Response (conditions)

Application No:	**Location:**
24/80447/COND	80 Needingworth Road, St Ives, CAMBS
Case Officer: KS	**Proposals: Discharge of Condition 5 and 6 (Tree Protection Plan) of 24/01347/HHFUL**

Conditions reviewed:

5. Condition. No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority.

The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority.

Replacement planting to be undertaken by the end of the next available planting season (Planting season is 1st November to 31st March).

Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

6. Condition. No development, demolition, clearance or preparatory operations (including excavations and archaeology) shall commence on site in connection with the development hereby approved until an Arboricultural Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved Statement.

Reason: This is a pre-commencement condition to ensure suitable protection of the trees on and adjacent to the site for the whole duration of the construction works pursuant to this permission and in the interests of visual amenity, and to enhance the character and appearance of the site. This condition is pre-commencement to ensure that site operations do not harm any trees, shrubs and hedges to be retained.

Observations:

We have now received a plan detailing the Root Protection Areas for the retained trees. The plan shows the installation locations, and design of the fencing as requested.

I'm not convinced that the trees have been categorised correctly as C class trees, and clearly when they are described as Semi-Mature, they have significantly more than 20 years of expected lifespan remaining. Individual stem measurements have not been made in order to accurately calculate the Root Protection Area, however I am happy that the retained trees should be protected during the construction process.

The AMS describes an appropriate method of protecting the tree during the demolition process, and preventing spillages and mixing of chemicals nearby.

There is some encroachment into the root protection area of T1 being proposed. However, damage to the soil is to be prevented with the use of ground protection matting.

I am happy that the Arboricultural Method Statement and Tree Protection Plan if correctly implemented and complied with, will allow work to proceed without impacting the health of the trees.

Comments

Outstanding documents received and proposals are appropriate for protection of the trees which are to be retained.

Recommendation: Discharge Condition 5 and 6 subject to compliance with the Arboricultural Method Statement

Signed: NS	**Date: 24/02/2025**