Arboricultural Consultation

Proposal: Erection of two storey extension to the side and single storey extension to the rear of dwelling.	**Location:** 46 Lucks Lane, Eaton Socon
Case Officer: AD	**Application:** 25/80040/COND

Observations/Conditions

The site is not within a Conservation Area, and there are not any trees on/adjacent to site that are protected by a tree preservation order. There are a number of trees that could be affected by the development, and remedial measures to prevent this damage are essential.

The following condition was added to the decision notice:

4. 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.

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

The approved tree protection measures 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 subject to the protection measures which die or become severely damaged 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 the Local Planning Authority gives written approval to any variation

Recommendations:

Support discharge of Condition.

The applicant has now provided an appropriate Tree Protection Plan indicating the location and specifications of the fencing to be installed.

I am happy that as long as this is complied with, the trees should be unaffected by the works. As such, I would support the Discharge of this Condition on the assumption that the plans provided are complied with during the construction process.

Signed: NS	**Date: 17/03/2025**