

H/25/99245 - 447 FAIR OAK ROAD, FAIR OAK

28/08/2025

Dear Charlie,

If you are minded to approve the application, please condition one compliance condition and one pre-commencement condition. We had originally requested a pre commencement condition, but the submitted information deferred the final foundation design to post-determination (see section 18 in report reference CBA11940). That is satisfactory, as that was our original request (consultation dated 14/08/2025).

Please use the following conditions:

The development must accord with the arboricultural report reference CBA11940 v1. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the Local Planning Authority. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

Notwithstanding the information submitted to date, no development related works shall take place on site until a final foundation proposal is submitted and approved in writing by the Local Planning Authority. The approved proposal shall be adhered to in full in accordance with the approved plans and may only be modified subject to written agreement from the Local Planning Authority. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

14/08/2025

Dear Charlie,

We have now had a chance to review the tree survey and foundation proposals.

Firstly, it should be noted that the arboricultural information is *just* a tree survey. Whilst this is required, it makes up only part of the information required under British Standard 5837 and our Trees and Development SPD.

Having said that, we are broadly satisfied with the proposal to use screw piles. However, we will require more information pre-commencement to demonstrate that the proposal can be achieved on this specific site. A further point is that we would not be happy with

the proposal if it follows the example shown supplied image due to the excavation carried out in that instance.

If you are minded to approve the application, please condition the following:

No excavation, demolition or development related works shall take place on site until a detailed arboricultural method statement, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved document must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

08/07/2025

Dear Charlie,

There is a protected oak tree to the north east of the proposed office/garage, which is in influencing distance. Further, the area of the proposed development has a number of other trees that would be impacted by the proposal.

As no arboricultural information has been supplied, we have to assume that the proposal would be highly impactful and would, thus, be contrary to policy DM1 and guidance contained in our Trees and Development SPD.

Therefore, as the applications stands, we raise an arboricultural objection.

Kind regards,

Chris.