



Delegated Report

Application No: 20230110

Location: St Johns Ambulance, Brigade H Q, Armoury Drive, Gravesend DA12 1NB

Description: Application for the approval of condition 22 attached to planning permission reference number 20200561, relating to the erection of fencing for the protection of any retained tree shall be undertaken in accordance with British Standard 5837:2012

Applicant: Mr. Christopher Ward

Submitted Documents/Plans

Application form
Tree Protection Plan

Relevant Planning History

20200561 Demolition of vacant brick buildings and erection of 2 no. one bedroom bungalows and a two storey block containing 4 no. two bedroom flats with associated access from Albert Murray Close and Armoury Drive, car parking, landscaped amenity and ancillary enclosures.

Approved 23 December 2020

Consultations, Publicity and Representations

GBC Horticultural Services

No comments as the work has been committed and completed.

Analysis

Condition 22 of 20200561 states:

In this Condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs a) and b) below shall have effect until the expiration of 5 years from the date of occupation of the building for its permitted use.

- a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars. Any pruning approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at

such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with British Standard 5837:2012 and details submitted to and approved by the Local Planning Authority before any equipment, machinery or materials are brought on to the site for the purposes of demolition and development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this Condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written approval of the Local Planning Authority.

Reason: To protect and enhance the appearance and character of the site and locality, in accordance with Policies CS12 of the Gravesham Local Plan Core Strategy 2014.

The submitted details show the root protection measures proposed and the methodology for digging using a small mechanical excavator with a ditching (toothless) bucket for the removal of hardstanding and excavation of soils conducted by hand. Where tree roots become too abundant for hand excavation then impacted made ground will remain and the cover system will be 'feathered' up to the tree trunks subject to guidance by the Arboricultural Consultant.

These details are sufficient and this condition can be discharged.

Recommendation:

Approve details.

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 12 April 2023	Dated: 12 th April 2023