



Delegated Report

Approval of Conditions Application

Application No: 20241125

Location: Land At Worcester Close, Istead Rise, Gravesend, Kent, DA13 9LB

Description: Application for the approval of condition 7 attached to planning reference number 20230136 relating to Tree Protection.

Applicant: Elkins Construction

Submitted Documents/Plans

- Application Form – dated 09 December 2024;
- Supplementary Information – Supporting Statement by Fuse Architects (dated 18 February 2025);
- Supplementary Information – Arboricultural Report by The Mayhew Consultancy Ltd (dated December 2022);
- Supplementary Information – Scheme of Arboricultural Supervision by the Mayhew Consultancy Ltd (dated February 2025).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230136	Construction of 8 new affordable rent residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping.	PERMITTED	29.11.2023

Officer's Analysis

This is an application for the approval of condition 7 attached to planning permission reference 20230136 relating to Tree Protection.

Condition 7 states the following:

7. *Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.*
- Specific issues to be dealt with in the TPP and AMS:*
- (a) *Location and installation of services/ utilities/ drainage.*
 - (b) *Methods of demolition within the root protection area (RPA as defined in BS 5837:2012) of the retained trees.*
 - (c) *Details of construction within the RPA or that may impact on the retained trees.*

- (d) a full specification for the installation of boundary treatment works.
- (e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- (f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- (g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing
- (h) a specification for scaffolding and ground protection within tree protection zones.
- (i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- (j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- (k) Boundary treatments within the RPA
- (l) Methodology and detailed assessment of root pruning
- (m) Arboricultural supervision and inspection by a suitably qualified tree specialist
- (n) Reporting of inspection and supervision
- (o) Methods to improve the rooting environment for retained and proposed trees and landscaping

The development thereafter shall be implemented in strict accordance with the approved details.

This condition was attached to ensure that the retained trees on the site will be protected and not damaged during the construction of the development.

The details submitted in relation to the condition are assessed below:

- (a) Services / Utilities / Drainage – the supporting details include a plan detailing the proposed services, utilities and drainage and show these to be positioned away from the root protection zones of the retained trees.

This is considered acceptable.

- (b) Demolition within Root Protection Area (RPA) - there is no demolition required, as no existing buildings are present on the site. However, the supporting statement sets out clear processes to protect the RPAs which will be adhered to during the construction period.

This is considered acceptable.

- (c) Construction within the RPA – the plans show that the development will be constructed outside of the RPAs, with the exception of some hardstanding (discussed below).

This is considered acceptable.

- (d) Boundary Treatment works – the boundary treatment works are provided within the supporting information, and the full details of these will be secured by the Local Planning Authority in the hard landscaping condition application to follow.

This is considered acceptable.

- (e) Hardstanding – the existing and proposed hardstanding within the RPAs are the existing bridleway and some paving for access into the development. Details of the proposed hardstanding have been provided and show porous/permeable material, which has been secured by condition through the

hard landscaping condition to meet the recommendations within the report.

This is considered acceptable.

- (f) Raised level surfacing – the supporting information includes detailed levels and cross-sections show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.

This is considered acceptable.

- (g) Fencing – the trees will be protected with fencing around the RPA as set out in Appendix F of the report, in accordance with BS5837:2012. These will be set up in two areas.

This is considered acceptable.

- (h) Ground protection – the RPAs and fencing will protect the ground around the trees, and the report highlights the retained bridleway will also provide protection for the roots of trees G1 and T7.

This is considered acceptable.

- (i) Tree protection during construction – The trees and roots will be protected during construction by the fencing set out in (g).

This is considered acceptable.

- (j) Site access, parking, welfare facilities, etc. – the supporting information includes details of the site access, parking, welfare facilities etc which does not affect the trees.

This is considered acceptable.

- (k) Boundary treatments within RPA - the proposed boundary treatment within the RPA are to be brick piers, that will be installed as point foundations with the exact location to be confirmed after soil and root investigations in order to avoid existing roots. The other boundaries outside of the RPAs around the private terraces are closed board timber fencing, brick piers with board timber fencing and low brick walls with railings.

This is considered acceptable.

- (l) Roof Pruning – the supporting statement indicates that BS3998:2010 (Tree works) methodology will be followed if any roots are encountered in these areas during the execution of the works.

This is considered acceptable.

- (m) Arboricultural Supervision – the works will be supervised by a qualified arboricultural specialist as set out within the 'Scheme of Arboricultural Supervision by the Mayhew Consultancy Ltd (dated February 2025)'.

This is considered acceptable.

- (n) Reporting – the works will be supervised and recorded by a qualified arboricultural specialist as set out within the 'Scheme of Arboricultural Supervision by the Mayhew Consultancy Ltd (dated February 2025)'.

This is considered acceptable.

- (o) Improving rooting environment – the supporting documents state that the rooting environment would be improved through soil treatment with the RPA's including careful excavation where required avoiding roots and the mixing in of soil improvers and compost.

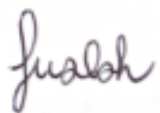
This is considered acceptable.

Conclusion

The details submitted are adequate to discharge Condition 7 (Tree Protection).

Recommendation

Approval of Details

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	20 th February 2025	Dated:	20 February 2025