

Oliver Hoban

From: Christie Burns
Sent: 11 October 2024 16:30
To: Development Control
Subject: FW: 4/22/2407/0F1 - THE KNOLL, HIGH HOUSE ROAD, ST BEES

Hi all,

Comments to be out online please.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Inclusive Growth and Placemaking | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: Alistair Hearn
Sent: 11 October 2024 16:17
To: Christie Burns
Subject: RE: 4/22/2407/0F1 - THE KNOLL, HIGH HOUSE ROAD, ST BEES

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Hello Christie,

From the additional information, I think the proposals should have a minimal impact of the retained trees on the site, providing the trees are adequately protected during the construction process.

I recommend including a planning condition requiring the tree protection details submitted with the planning application to be implemented in full. All protective fencing and root protection measures must be installed prior to any construction activity onsite.

If you need any further information, please feel free to contact me.

Best regards,

Alistair Hearn
Arboricultural Consultant

Treescaping Consultancy Ltd

Website: www.treescapingconsultancy.co.uk

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From: Christie Burns
Sent: 08 October 2024 11:10
To: Alistair Hearn
Subject: RE: 4/22/2407/0F1 - THE KNOLL, HIGH HOUSE ROAD, ST BEES

Good morning Alistair,

Further to our previous correspondence on this application I have now received the attached from the agent to address your previous concerns with the proposal. I would be grateful if you could review and provide comments within 21 days of this email.

Thanks.

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Kind Regards,

Christie Burns MRTPI
Senior Planning Officer | Development Management
Inclusive Growth and Placemaking | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: Christie Burns
Sent: 26 July 2024 11:47
To: Alistair Hearn
Subject: RE: 4/22/2407/0F1 - THE KNOLL, HIGH HOUSE ROAD, ST BEES

Thanks Alistair. I will send this over to the agent for the application. I will be in touch once I have received their response.

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Kind Regards,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Thriving Place and Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: Alistair Hearn
Sent: Friday, July 26, 2024 11:40 AM
To: Christie Burns
Subject: RE: 4/22/2407/0F1 - THE KNOLL, HIGH HOUSE ROAD, ST BEES

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Hello Christie,

Following our conversation, in order to ensure the feasible retention of the trees on this constrained site, the applicant needs to submit the further details requested in our earlier appraisal (attached). This involves providing an accurate cross-section drawing showing the realistic crown spreads of the trees, soil level changes within their root protection areas and drainage routes. We need to be satisfied that development of the site will not adversely impact the health of the retained trees.

Best regards,

Alistair Hearn

Arboricultural Consultant

Treescaples Consultancy Ltd

Website: www.treescaplesconsultancy.co.uk

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From: Christie Burns
Sent: Wednesday, July 3, 2024 4:42 PM
To: Alistair Hearn
Subject: RE: 4/22/2407/0F1 - THE KNOLL, HIGH HOUSE ROAD, ST BEES

Good afternoon Alistair,

Further to your comments on the above application I have now received the following response from the agent:

County Arboriculturalist:

a) As noted in Lowther Forestry's report Tree T1 has been pruned regularly, having been closely surrounded by buildings for many years. The proximity of buildings and trees exists along the length of High House Road as it descends into the village, and this creates an interplay of light and shade which adds character to the environment. We don't believe that shading is sufficient an issue to prevent the issue of an approval in this instance.

b) We believe that the development could be constructed without having an impact on Tree T1. Construction traffic would generally not be permitted within the root protection area (RPA), in line with the tree protection plan prepared by Lowther Forestry. Approximately 75% of the RPA on our client's and the neighbour's land is currently covered by hardstanding. This would be carefully removed and taken off-site. The proposed driveway is at a higher level, and this would be constructed using a geo-cell cellular confinement system, to protect the tree roots. The driveway would be in permeable paving, to promote water infiltration which would help benefit root growth.

I would be grateful if you could review and provide further comments within 14 days of this email.

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Kind Regards,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Thriving Place and Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: Alistair Hearn
Sent: Tuesday, May 21, 2024 8:00 AM
To: Development Control
Cc: Boniface, Tabatha
Subject: Cumberland Council - 7x Copeland Arboricultural Consultation Appraisals

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Hello,

Please find attached our summary Arboricultural reports for the following application numbers:

- 4/22/2407/OF1
- 4/24/2041/DOC
- 4/24/2079/OF1
- 4/24/2089/OF1
- 4/24/2094/OF1
- 4/24/2104/OO1
- 4/24/2127/DOC

Please have a read through and contact me if you have any questions or comments.

Best regards,

Alistair Hearn
Arboricultural Consultant

Treescapesc Consultancy Ltd

Website: www.treescapescconsultancy.co.uk

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