RYEDALE DISTRICT COUNCIL

Please Contact	Ellis Mortimer/Karen Hood
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Date of Publication	24th August 2018
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PLANNING COMMITTEE

Wednesday 29 August 2018 at 6.00 pm

Council Chamber, Ryedale House, Malton

Agenda

Agenda Item 13

RYEDALE DISTRICT COUNCIL

Please Contact: Mrs Karen Hood
Extension 386
Email: karen.hood@ryedale.gov.uk

All Members of the Planning Committee
Council Solicitor
Head of Planning
Senior Customer Services Officer (Place)

Ref: Agendas/Planning/2018/2019

24th August 2018

Dear Councillor

Meeting of the Planning Committee – 29th August 2018

With reference to the above meeting I enclose for your attention the late observations received since despatch of the agenda.

Yours sincerely

Mrs Karen Hood
Senior Customer Services Officer (Place)

Tree Care Consultancy
ARBORICULTURAL CONSULTANTS

Arboricultural Survey
Vellco Tyres Ltd.
Ropery Lane,
Weaverthorpe,
Malton
YO17 8EY.

Report Reference: AS-1138
27 June 2018

Table of Content

Prepared By:
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Prepared For:
Vellco Tyre Control

1. Introduction

1.1. Instruction and Brief

1.1.1. Tree Care Consultancy was commissioned by Vellco Tyre Control to prepare an Arboricultural Survey to accompany a planning application for a proposed extension of the existing Vellco Tyre Control depot at land to rear of Ropery Lane, Weaverthorpe. This report is additional to an Arboricultural Survey previously undertaken by Iain Tavendale Arboricultural Consultant, supplied as part of the planning application process. It is understood the Iain Tavendale tree survey having been prepared for an entirely different proposal to that of the current submission did not detail trees numbered G4, G5 and T6 which are shown in this report.

1.1.2. This report produced includes the following information:

- A tree survey, undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' – Recommendations.
- A Tree Constraint Plan which highlights the potential influences trees pose on site. For avoidance of doubt the accompanying Tree Constraints Plan at appendix 4 (excepting of T1-T3) utilises different referencing to that of Iain Tavendale Arboricultural Consultant.

1.1.3. This report is based on site observations and information provided. Conclusions have been made in light of the surveyors experience and qualifications.

1.1.4. This report is only concerned with trees in relation to construction and makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative for a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.

1.1.5. Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.

1.1.6. This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991). V.T.A is a ground level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations with Root Protection Areas (RPA's) based upon section 4.6 of the document.

1.2. Site Visit

1.2.1. The survey was completed by Stephen Waterson and Mike Shackleton on 16 August 2018. Tree survey data was recorded and the trees were graded using table 1 of BS5837. This information has been included within the tree schedule at Appendix 1. An explanation of the tree schedule format is also included within the Appendix. Measurements were calculated using necessary instruments or estimated where appropriate. No climbing inspections or decay detection analysis was undertaken.

1.2.2. The findings of the tree survey should be read in conjunction with the Tree Constraints Plan (TCP) located at appendix 4 which has been prepared by overlaying tree survey data onto the topographical survey. The author has relied on the accuracy of the drawings in the production of this report.

1.3. Site Description

1.3.1. Please refer to the Design and Access Statement previously submitted by ID Planning for the site context.

1.4. Tree Statutory Assessment

1.4.1. It is understood none of the trees covered by this report are subject of a Tree Preservation Order (TPO), or located within a Conservation Area. In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained prior to undertaking any tree removal or pruning operations.

1.5. Soil Assessment

1.5.1. No soil testing was undertaken and no soil information was provided for the author.

2. Tree Quality Assessment

2.1.1. As highlighted in table 1, the tree survey includes 4No. individual trees and 9No. tree groups. Of these 1No. individual tree and 1No.tree group was identified as a retention category 'B' material, 1No. individual and 8No. tree groups were identified as a retention category 'C' material and 2No. individual trees were identified as category 'U' items.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	None
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	1No individual trees and 1No. tree groups
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	1No. individual trees and 8No. tree groups
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	2No. individual trees
Total number of trees:		4No. individual trees and 9No. tree groups

2.1.2. Generally, the Local Planning Authority is likely to accept the removal of trees in a poor condition or those with a minimal, safe, useful life expectancy. This usually includes category "U" and "C" trees. This presumption is also viewed reasonable where it accords with competent arboricultural management.

2.1.3. In this instance the removal of moderate category "B "tree group G4 can be effectively compensated by the provision of a tree and shrub planting buffer adjoining the north south and western site boundaries. The latter two boundaries in particular can accommodate a significant depth of planting. In this regard a scheme of native planting comprising broadleaved species with occasional evergreens is recommended with a view to providing variety and interest throughout the seasons.

3. Conclusions

3.1.1. It is hoped that the tree constraints information provides the necessary detail to assess the planning application, however should there be any queries or should clarification of any points be required, please contact the report author.

Stephen Waterson
Arboricultural Consultant

4. Appendices

Appendix 1 – Explanation of Survey Details

Tree Id- Each tree/group has been given a unique number, which coincides with the drawings located in appendix 3.

Species & botanical name- where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m) - measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems- the number of separate stems each individual tree has.

Stem Dia @1.5m (mm) - the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be record for each stem.

Spread- indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m) - recorded as the first significant branch and direction of growth.

Life stage- described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P)- an assessment of the trees health. Considers vitality, die back and the presence of disease. Described as Good = no significant health problems Fair = symptoms of ill health that can be remediated Poor = significant ill health.

Structural condition (S)- an assessment of the trees structural condition. Described as Good = no significant defects Fair = significant defects that can be remediated Poor = significant defects no remedy.

Observations – negative and positive- narrative comments on general condition, significant defects and overall appearance (e.g. the presence of any decay).

Preliminary management recommendations- e.g. requires pruning or further investigation of suspected defects is needed.

Life expectancy- preliminary management recommendations, e.g. requires pruning or further investigation of suspected defects is needed.

Retention Category- Each tree/group is identified with a retention category in accordance with BS5837 (an in depth explanation is provided on the following page)

RPA radius (m)- minimum area in metres which should be left undisturbed around each retained tree.

Appendix 2 – Cascade Chart for Tree Quality Assessment (Extract BS5837)

Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	**Criteria – Subcategories**			**Identification on Plan**
	1 Mainly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation**	
Category A **Trees of a high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B **Those of moderate quality** with and estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	MID BLUE

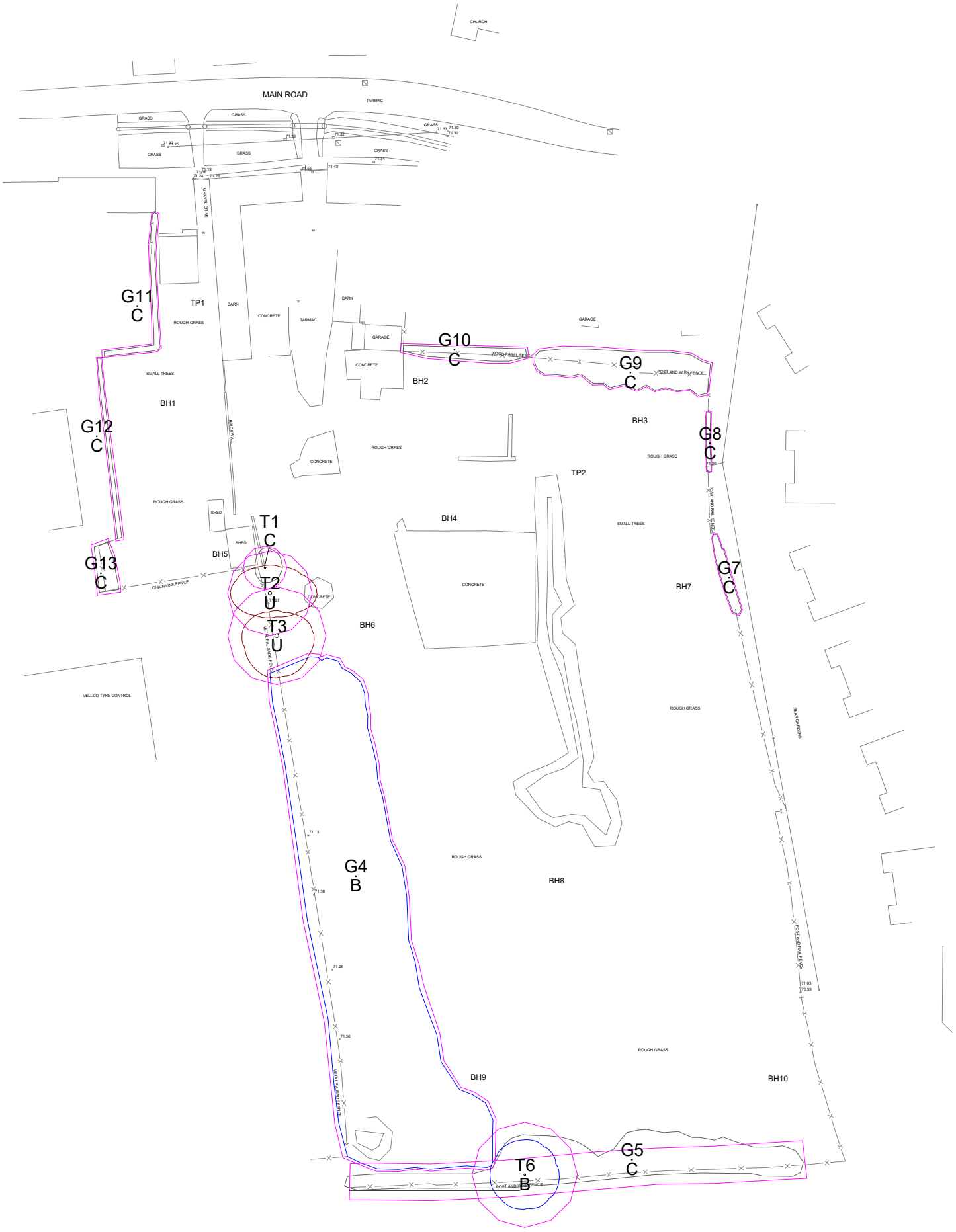
Appendix 3- Tree Schedule

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T1	Crab Apple, Malus sylvestris	9	2	260 & 290	4.5	4	3.5	2.5	1.5 w	Over mature	S= Good, P= Good. Old knarled item, twin stemmed from 0.7m, with characteristic tangled crown. Provides low level screening of neighbouring factory. Multiple defects present where limbs previously removed with resulting pockets of decay, snags and dead wood. Constitutes a development loss.	Remove and replace within development context.	10 to 20 yrs	C2	4.2
T2	Ash, Fraxinus excelsior	18	1	690 over Ivy	6	10	5	8	2.5 e	Over mature	S= Fair, P= Poor. Probable former hedgerow tree. Contributes to screening of neighbouring factory. Concrete kerb and hard standing to west may have impacted on tree health. Ivy restricted the inspection. Cavity at 0.4m with developing decay. Multiple crown defects present where limbs previously removed with resulting pockets of decay. Snags, dead wood and poor annual extension growth all indicative of a tree in decline. Constitutes an arboricultural management loss.	Remove and replace within development context.	0 to 10 yrs	U	8.3

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T3	Ash, Fraxinus excelsior	17	1	800	5.5	8	9	7.5	2 w	Over mature	S= Poor, P= Poor. Probable former hedgerow tree. Contributes to screening of neighbouring factory. Concrete kerb and hard standing to west may have impacted on tree health. Major wound with extensive decay from ground level to 3m height. Remnants of fruiting body of Ash Heart Rot present. Multiple crown defects present where limbs previously removed or failed with resulting pockets of decay. Snags, dead wood and poor annual extension growth all indicative of a tree in decline. Constitutes an arboricultural management loss.	Remove and replace within development context.	0 to 10 yrs	U	9.6
G4	Group containing mixed broadleaves with occasional Leyland Cypress, X Cupressocyparis leylandii and Larch, Larix decidua.	>17	1	Ave 440	See plan.				2-s	early-mature	S= Good, P= Good. Presumed to have been planted to screen adjacent factory. Planted at close centres and having lacked timely thinning the group now supports several dead, defective, malformed and suppressed pole type items. If retained the stand of trees would require a range of management practices over short to medium term in order to assure longer term screening value.	Remove and replace within development context.	With management 20 to 40 yrs	B2	5.3

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W	Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
G5	Hedge containing Hawthorn, Crataegus monogyna & Crab Apple, Malus sylvestris	>5	1	>300	See plan.	N/A	Mature	S= Fair, P= Good. Outgrown hedgerow functioning more as a tree belt that will help screen proposed development. Scope also to strengthen retained material with native woodland planting mix.	Retain in present form.	10 to 20 yrs	C2	4.2
T6	Ash, Fraxinus excelsior	17	6	Ave 350	7 7 7 7	2-n	Mature	S= Fair, P= Good. Dominant multi-stemmed boundary item. Two northerly stems fused in a contorted manner that will be susceptible to stem failure if not shortened. Supports minor deadwood and cavities.	Retain tree and reduce/draw back 2 northerly extending stems.	20 to 40yrs	B2	10.3
G7	Predominantly Cypress & Cherry Laurel, Prunus laurocerasus	<2	n/a	<100	See plan.	0	Early mature	S= Good, P= Good. Hedgerow material providing low level screening.	Retain no work required.	10 to 20 yrs	C2	1.2
G8	Predominantly Hawthorn, Crataegus monogyna	2.5	n/a	<90	See plan.	0	Young & semi mature	S= Good, P= Good. Hedgerow material providing low level screening.	Retain no work required.	10 to 20 yrs	C2	1.1
G9	Hawthorn, Crataegus monogyna & Elderberry, Sambucus nigra	<5.5	n/a	<300	See plan.	0	Mature & over mature	S= Fair, P= Good. Hedgerow material providing low level screening.	Retain no work required.	10 to 20 yrs	C2	3.6
G10	Leyland Cypress, X Cupressocyparis leylandii	3.5	n/a	100	See plan.	0	Early mature	S= Fair, P= Good. Hedgerow material providing low level screening.	Retain no work required.	10 to 20 yrs	C2	1.2
G11	Privet, Ligustrum ovalifolium	2.5	n/a	60	See plan.	0	Mature	S= Fair, P= Good. Hedgerow material providing low level screening.	Retain no work required.	10 to 20 yrs	C2	1
G12	Hawthorn, Crataegus monogyna	1.5	n/a	80	See plan.	0	Mature	S= Fair, P= Good. Hedgerow material providing low level screening.	Retain no work required.	10 to 20 yrs	C2	1.8

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W	Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
G13	Hawthorn, Crataegus monogyna & Elderberry, Sambucus nigra	<5	n/a	100	See plan.	0	Mature	S= Fair, P= Good. Hedgerow material providing low level screening. Constitutes a development loss.	Remove and replace within development context.	10 to 20 yrs	C2	1.2



KEY

Crown Spread

Root Protection Area

Category 'A'

Category 'B'

Category 'C'

Category 'U'

0 80m

Tree Care Consultancy
ARBORICULTURAL CONSULTANTS

Tree Constraints Plan

Vellco Industrial Park, Ropery Lane, Weaverthorpe, Malton

SCALE : 1 : 1000 @ A3

DATE : 19-Aug-18

N

MAP FILENAME : TCC1138

Tree Care Consultancy Ltd, Clifton Villa, 37 Hall Cliffe Drive
Horbury, Wakefield, West Yorkshire, WF4 6BY
Phone: 01924 270619, Email: info@treecareconsultancy.co.uk

Sent: 23 August 2018 13:19
To: Development Management
Subject: Comments for Planning Application 17/00685/MFUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:18 PM on 23 Aug 2018 from Miss Tracy Chapman.

Application Summary

Address:	Vellco Industrial Park Ropery Lane Weaverthorpe Malton North Yorkshire
Proposal:	Erection of 2no. industrial units (Use Class B8) for tyre storage together with formation of a landscaped buffer to the northern, eastern and southern boundaries, additional parking spaces and cycle parking.
Case Officer:	Alan Hunter

Click for further information

Customer Details

Name:	Miss Tracy Chapman
Address:	Midway, Main Road, Weaverthorpe Malton, North Yorkshire YO17 8EY

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Tracy Chapman Midway Cottage Weaverthorpe Malton YO17 8EY REF: 17/00685/MFULVellco, Weaverthorpe FAO Alan Hunter Dear Alan, I would like to register my objection to the planned development at Vellco based on the following reasons; It was presented at the Planning Committee meeting on Wednesday 1st August that there are 2 places down Ropery lane where 2 HGVs can pass, one would be the new widened entrance and the other would be outside the Star Inn pub towards the entrance of Ropery Lane. On a frequent basis, we find that delivery vehicles and

cars park on Ropery Lane outside the Star thus removing this part of the lane as a reliable passing place. Additionally, when 2 HGVs do pass at this part of Ropery Lane, there is no safe space for any pedestrians or horse riders to stand.

Our local Farm Shop in Butterwick had to close a few weeks ago because of the perceived safety issues with HGVs and pedestrians sharing the same entrance and I believe that the safety implications are far greater down Ropery Lane with pedestrians and HGVs sharing a very narrow road. The Glamping site can have up to 27 people staying at any one time many of whom will walk down Ropery Lane towards the village main road, plus the other users of the public bridleway make a large number of people sharing the public highway with up to 59 HGVs per day.
Although I appreciate that the HSE guidelines are only relevant for workplace situations, the principles seem to be logical for any situation where vehicles and pedestrians share the same space. The guidelines state that 'roadways and pavements should be separate wherever possible' and 'By law, traffic routes must also keep vehicle routes far enough away from doors or gates that pedestrians use, or from pedestrian routes that lead on to them, so the safety of pedestrians is not threatened'. There are gates for the 2 houses plus the Star Inn entrance door and car park that lead on to Ropery Lane and at present there is no separation between the road and the pavement.

I believe that as a minimum standard, if the planning application is granted, there should be a public footpath with a raised kerb built down the entire length of Ropery Lane from where the existing footpath ends opposite the existing entrance down to the Star Inn to act as a safe haven for any pedestrians using Ropery lane.
I am also very keen to understand exactly where the new entrance will be extended to south of their existing entrance. I am led to believe that the extended entrance will extend a significant way southwards overlapping the Glamping site entrance which I fear would not result in reasonable separation. I would be grateful if I could gain absolute clarity on where the new widened entrance would extend to.

Yours sincerely

Tracy Chapman

From: Andrew Windress
Sent: 24 August 2018 11:59
To: Alan Hunter
Subject: RE: Planning application 17/00685/MFUL

Alan

As discussed I confirm that Vellco would be willing to extend the footway along the western side of Ropery Lane (within the adopted highway) to further improve highway safety. Vellco would accept a suitably worded condition in that regard (the condition should of course not prohibit the implementation of the planning permission if the S38 works are objected to locally/cannot be implemented for any legal reasons).

Regards

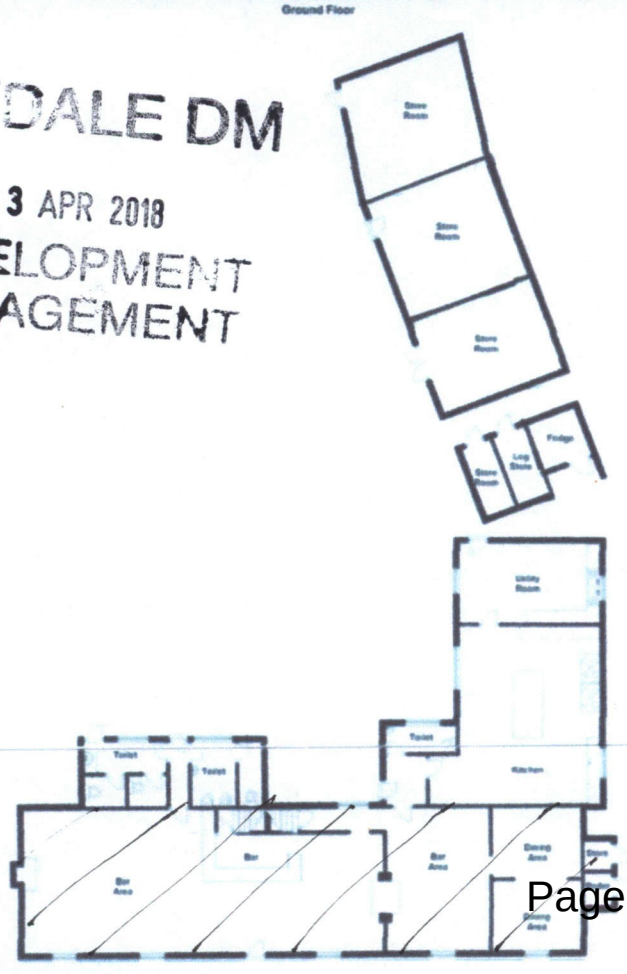
Andrew

Andrew Windress
Director

Item 8- 18/00656/MFUL - Land off Ings Lane Pickering

Update to page 50 of report pack *'Impact on Public Right of Way'*

It has been confirmed that the NYCC PRoW Team does not require an application for a temporary closure or diversion of the existing public footpath across the site to the west of the excavation/construction works area. The Applicant proposes that the footpath would remain open but be subject to route marking, signposting and controls on work when the footpath was being used. These arrangements are satisfactory provided the footpath is not obstructed at any time (see recommended Informative).



JOHN PAUL
ARCHITECTURAL
DESIGNER

Planning Applications
New House Designs
Extensions

2 Ripley Close
Kirkbymoorside
York YO62 6BS

T: 01751 431793
E: john.paul440@btinternet.com

Change of Use Application.

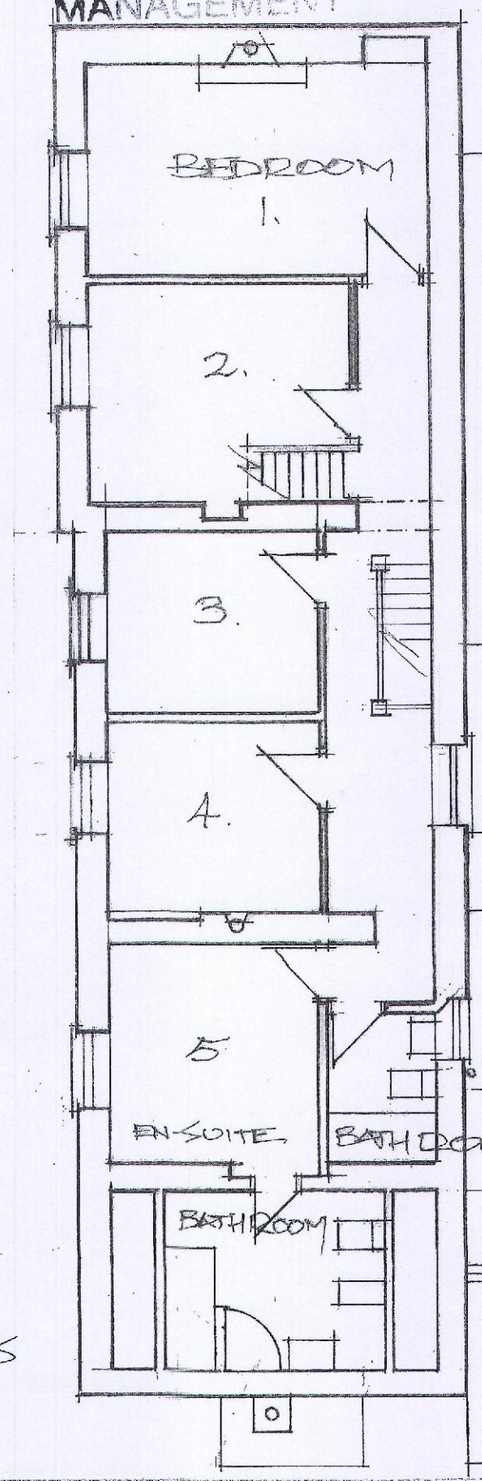
The Royal Oak
Nunnington
YO62 5US

for

Mrs Jill Greetham.

Scale 1:100

12/04/18



FIRST FLOOR
ALL PRIVATE
FAMILY ROOMS

PLEASE NOTE: NO STRUCTURAL CHANGES ARE PLANNED OR PROPOSED.

HATCHED AREA ALL PRIOR TO 31st DECEMBER 2017 LICENCED RESTAURANT AND PUBLIC HOUSE WITH PUBLIC TOILETS