

SPENCE & DOWER

CHARTERED ARCHITECTS & HISTORIC BUILDINGS CONSULTANTS

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15th May 2014

RCPD/VB/M442

For the attention of Michael Miller

Dear Mr Miller,

Whitefield Hall, Hepple, Coquetdale. Ref: 14NP0007

I am writing to seek your approval to an interpretation of two conditions of the Planning Permission for the single-storey building North-West of the existing house: reference 14NP0007 dated 24th March 2014. These relate to Tree Protection.

We obtained an Arboricultural Report and Method Statement from All About Trees prior to our application for Planning Permission and this was submitted with other plans and is noted as one of the approved documents in Condition 2 "Arboricultural Method Statement AMSTP-A". This shows their recommendations for protecting trees before and during the development and sets out a very detailed specification for the protective barriers constructed of scaffolding poles and weldmesh panels over a total length of 440 metres on the plan.

Our clients, Sir Walter and Lady Riddell have pointed out that to supply and erect this sort and quantity of protective barrier in a remote part of Coquetdale will probably require the material to be brought out from Tyneside and hired for the duration of the development, costing a discouraging amount of money. As they will be using estate labour wherever possible for the preparations for the removal of trees and the formation of the track along the North side of the new development and have post and rail fencing material on the estate, they suggest, and I fully support this, that the Tree Protection required in Condition 5 should be constructed by their own men along the lines of the attached photograph – i.e. timber post and rail which will really be more in keeping with the rural woodland environment of the Hall. Much of the specification is clearly standard text more applicable to an urban context.

The TPA drawing also shows considerably more extensive protection than we think is necessary, particularly in areas where no work is intended. While the area of the built development is well distant from any retained trees, the main area of concern will be the trees alongside the new line of track passing the North of the building, particularly the trees to the outer side of that track.

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We have precisely followed the line they suggest along that edge. To the West the formation of the track requires the removal of a number of young trees (T20, 21, 25, 26, 31 and 32). Once the track is formed there will be no further development traffic that side of the building site and we do not see the need for fencing protection in that area. To the North East of the development site the new track was realigned (after All About Trees' drawing was received) to draw it away from the two larger trees either side of the existing drive which the new track will now join further South. We think it will be sensible to protect these two trees and the smaller T4 beside the drive so that they don't get physically knocked by traffic.

So, on this basis, we think it would be reasonable to reduce the length of the protective fencing quite significantly without reducing the effective control where it matters.

I attach a copy of the plan prepared by All About Trees (unfortunately we don't have colour copying facilities for this size paper). Their proposals for fencing appear as a continuous heavy black line. We propose protection on the red lines added by hand. The realigned track to the North East is shown blue.

I hope you will agree that the proposals suggest a reasonable understanding of what is required to protect trees which are an important part of the estate with very extensive experience of woodland management. We hope that you would be willing to support our practical interpretation of Condition 5.

Yours sincerely

Robin Dower
Partner