Stevenson, Claire

From: Godson, Rebecca
Sent: 16 September 2026 15:54
To: Development
Subject: FW: Planning Consultation - AVA/2026/0556

Pleas could this be att?
Thanks

From: MacArthur, Fergus <Fergus.MacArthur@ambervalley.gov.uk>
Sent: 16 September 2026 15:42
To: Godson, Rebecca <rebecca.godson@ambervalley.gov.uk>
Subject: RE: Planning Consultation - AVA/2026/0556

Hi Bec,

All of the trees (with a stem diameter in excess of 75mm, measured at 1.5m above ground level) within the site are protected as they are situated within the Belper and Milford Conservation Area.

I've been to site to look at the alterations. I believe there was an existing retaining wall between the car park, where the new veranda has been constructed, and row of conifers that runs along the western boundary so the likelihood of damage within the root protection areas of these trees is reduced. However, it is difficult to assess now the work has been done and, if permission is to be granted, I would recommend a condition to replace any trees that require removal in the next 5 years.

There is a large and prominent sycamore on the southwest corner of the site where there has been significant landscaping in close proximity to the tree. Walls, fencing and hard surfacing, including paving have been built in this area around this protected tree. I am concerned that there is likely to have been direct damage to the tree caused by the construction activity but there are also likely to be longer term effects of the work due to compaction, altered levels, hard surfaces (reducing water infiltration and root respiration), and increased pressure for removal of the tree. Pressure for removal of the tree is likely to significantly increase due to sticky sap, leaf fall and aphids that will make it unpleasant for customers in this area. Without the specification of appropriate construction techniques to prevent damage to the tree and provide robust surfacing (e.g. cellular confinement systems and structural soils), it is likely that the tree will cause the new hard surfacing to lift, causing a trip hazard that may result in its removal. This notwithstanding, BS5837:2012 ('Trees in relation to design, demolition and construction - Recommendations') states that "*The default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s)"*. I am therefore of the opinion that there should not have been construction within the root protection area of this tree as there is no overriding justification.

I understand that there may also be concerns regarding heritage, due to the the scale of the alterations and it would be beneficial if additional planting could be included in a landscaping plan for the site to further soften any agreed alterations.

I would like to request that the development around the protected sycamore to the southwest corner of the site (within its root protection area) is removed and reinstated with any damage to the tree assessed at this time. This process should be informed by an arboricultural report, submitted for approval in the format of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. This should include an up-to-date

Arboricultural Impact Assessment, Tree Protection Plans and appropriate Arboricultural Method Statements. This should include appropriate details for removal and reinstatement of the area around the large sycamore tree.

This report should include:

- A survey of all trees which are likely to be impacted upon by the proposed development, with details and categorisation results provided in ` an appropriate schedule (a per BS5837:2012 sections 4.4 - 4.6)
- Trees clearly identified as either retained or removed (including trees on land adjacent to the site with canopies or RPAs which encroach onto the site).
- Clear specifications for all proposed management works to retained trees.
- A realistic assessment of the probable impacts between the trees and development (as per BS5837:2012 section 5.3.4).
- Root protection areas (RPA) and construction exclusion zones.
- Exclusion zone protective barriers (giving precise locations and specification).
- The position of all new underground services in relation to RPAs.
- Detailed specification and installation method statement for any proposed new structure, hardstanding, underground service or works access into RPAs.
- Method statements for all other construction operations which impact on trees.
- Positions and specification (following BS8545:2014 'Trees: from nursery to independence in the landscape - Recommendations' as appropriate) for all new tree planting.
- Reinstatement and ground preparation for new tree planting and areas of soft landscaping.

Reasons:

- **To retain existing trees and hedges wherever possible in accordance with policy EN1 (f) of the adopted Amber Valley Borough Local Plan 2022-2040**
- **To retain features such as walls, hedgerows, trees and important open spaces that make a positive contribution to the character and appearance of conservation areas and contribute to the setting of heritage assets in accordance with policy EN4 (c) of the adopted Amber Valley Borough Local Plan 2022-2040**
- **To retain features which contribute to the landscape character of the area including hedgerows, trees, woodland, field boundaries, waterbodies and watercourses, in accordance with policy EN7 of the adopted Amber Valley Borough Local Plan 2022-2040**
- **To provide areas of natural greenspace, including trees and woods in accordance with policy EN9 (e) of the adopted Amber Valley Borough Local Plan 2022-2040**
- **To retain existing trees and hedgerows and incorporate new trees and hedgerows where possible, including new streets in accordance with policy EN15 (r) of the adopted Amber Valley Borough Local Plan 2022-2040**

Kind regards
Fergus

Fergus MacArthur | Trees and Conservation Officer

Amber Valley Borough Council
Landscape Services | Town Hall, Market Place, Ripley, Derbyshire, DE5 3BT
Email: fergus.macarthur@ambervalley.gov.uk | **Telephone**: 01773 841543

www.ambervalley.gov.uk

Making a Difference for Amber Valley

From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 14 September 2026 18:30
To: Trees <Trees@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0556

Dear Sir/Madam

Consultee Type: Amber Valley Borough Council - Trees
Our Ref: AVA/2026/0556

Proposal:
Retention of external alterations comprising a lightweight oak timber veranda structure, raising and alteration of existing stone boundary walls, construction of replacement stone walling, alterations to external ground levels and associated landscaping

Development Type:
Minor other

Location:
Talbot Hotel Bridge Foot Belper Derbyshire DE56 2UA

Applicant:
Alisom Allajbej
Talbot Hotel Bridge Foot Belper Derbyshire DE56 2UA

Agent:
Mr Adil Bashir
Talbot Hotel Bridge Foot Belper Derbyshire DE56 2UA

Case Officer Details:
Name: Rebecca Godson
Telephone: 01773 841599
E Mail: rebecca.smith@ambervalley.gov.uk

I enclose details of this application and would be pleased to receive any comments you may have within the next 21 days.

The Application should be available to view on our website within the next 24 hours.

There is a comments button that you can click on to make comments regarding an application (please see the link below that will take you directly to this planning application) or alternatively you can send a direct email to development@ambervalley.gov.uk

https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/?appnumber=AVA-2026-0556

Please let the case officer know if you cannot reply by then.

Sarah Brooks
Planning Manager