

Proposed development:

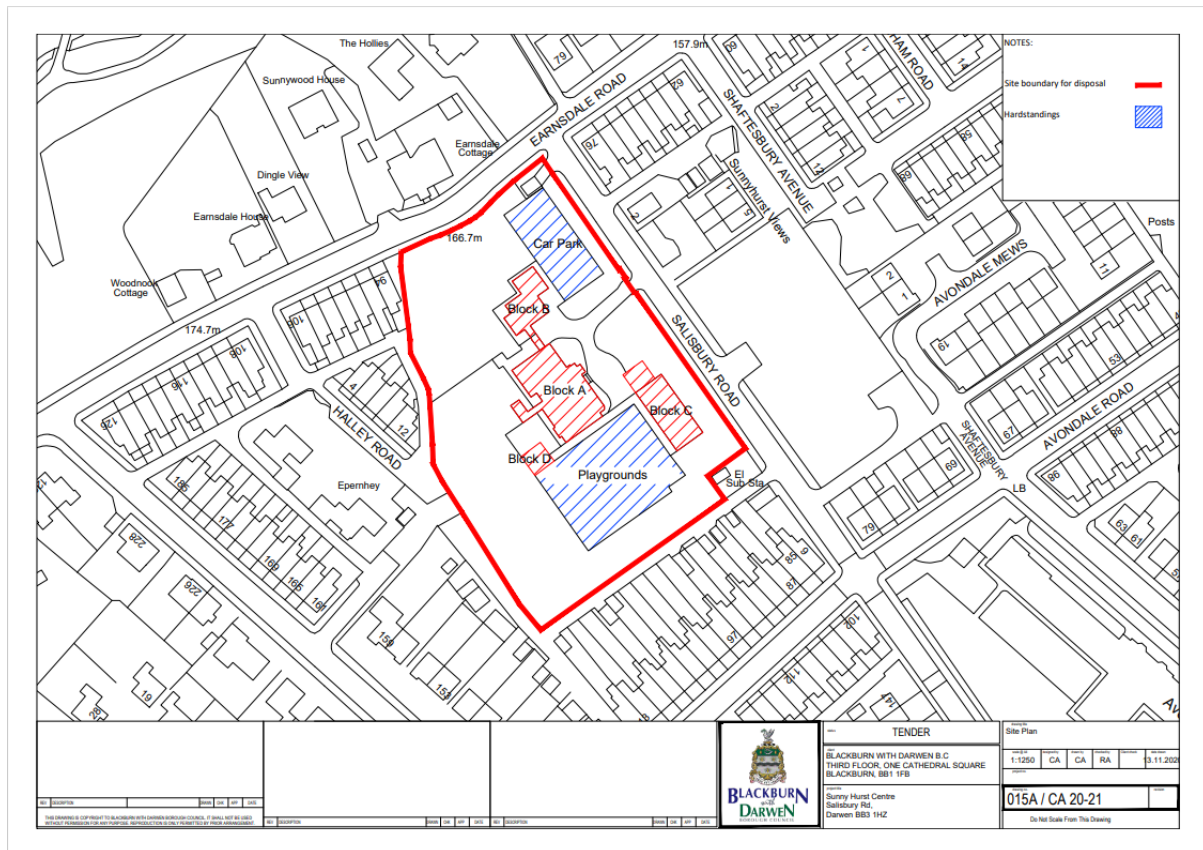
The application is for works to protected trees owned by BwDBC as recommended within an Arboricultural report.

Site address:

Sunnyhurst Centre
Salisbury Road
Darwen
BB3 1HZ

Applicant: Blackburn With Darwen Borough Council

Ward: Darwen West



1.0 SUMMARY OF RECOMMENDATION

That the proposed works are approved.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

To report to and seek approval from Committee for works to Council owned trees at the Sunnyhurst Centre, Salisbury Road, Darwen.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The site is currently vacated and has been for a number of years; during the period of closure, the site has had little or no maintenance works undertaken and this has left the buildings in a poor state with vast areas of the site becoming densely overgrown. The site was previously used for educational purposes and after some much needed repair and improvement works are completed it is due to be reopened in October 21 for educational need.

3.1.2 The site entrance in the form of a double gate is located on Salisbury Road, Darwen. A sloping driveway provides vehicular access in to the site curtilage. The drive extends up to the original school building with a side access on to a car park. Higher ground levels to an area of the car park are retained in the form of gabion baskets. Extensive grounds surround the buildings with mature woodland and areas of dense vegetation located to front, sides and rear areas. Widespread areas of the site are vastly overgrown and mature trees dominate the skyline adjacent to the existing buildings. External perimeter fences in various forms include brick walling, metal railings and tall mesh fencing. Some internal fence lines run parallel to the boundaries forming secluded areas. An electrical substation with its own private access from the east boundary is present and perimeter metal fencing surrounds the station.

3.2 Proposed Development

3.2.1 External repairs and maintenance works to existing educational buildings are specified including roof repairs and servicing works to existing rainwater goods. A number of external surface water gullies and drainage channels require clearing with some elements of repair. External elevations require some localised masonry works including the reconstruction of localised parapet details to flat roofs and bay window details. Some replacement and repairs to existing windows and door openings are required to ensure the buildings are secure and watertight. Internally the buildings require cleaning and clearance works following recent vandalism in parts. Following this, extensive remodelling and refurbishment works are planned including the installation of a new heating system. The specified refurbishment works are currently being completed and are due to be completed by September 21.

- 3.2.2 A suitably qualified tree surveyor has surveyed all external areas of mature woodland and a report has been issued including relevant details of all tree species, age, condition etc. Each tree is numbered and has appropriate recommendations and observations for consideration. Following the report review, it is now intended to undertake all recommended tree works at appropriate timescales as identified by appointing suitably qualified arborists to undertake the site works. All works will be completed in accordance with the survey recommendations.

3.3 Development Plan

N/A

3.4 Other Material Planning Considerations

N/A

3.5 Assessment

- 3.5.1 The works highlighted within the submitted report includes the removal of nine mature trees. Most to be removed are suffering from a variety of problems including Ash Dieback disease and severe decay. Numerous other trees are to be pruned mainly to remove lower branches and as part of good overall arboricultural management.

4.0 RECOMMENDATION

That the proposed tree works are approved.

5.0 PLANNING HISTORY

6.0 CONSULTATIONS

A site notice has been placed at the front entrance that gives residents the opportunity to inspect the proposals. A few residents were spoken to where tree removal might be of interest.

7.0 CONTACT OFFICER:

Roland Jones (Arboricultural Officer) Chris Atkinson (Project Officer/Building Estates Surveyor)

8.0 DATE PREPARED: 29th June 2021