

Recommendation: **GRANT TPO CONSENT**

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

Councillor Dianne Lloyd

Councillor S Milne

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 4

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- Whether the degree of pruning works requested would undermine the amenity value of these trees and whether this could also be harmful to their ongoing health and vitality.

7.2 My inspection related specifically to assessing the proposed works rather than generally inspecting the tree's health and condition in any great detail. I visually inspected the tree from ground level and the following report deals with the relevant issues that have been raised on site, in the application form and from my site observations.

7.3 This application relates to the proposed works to a tree subject to a Tree Preservation Order. The description has been changed to: Raise crown over highway on to 5.2 m and raise remainder of crown to 3M where required and reduce lower east facing sector of crown by 1m but only where required to increase clearance off the front of house from 2m to 3M

I am recommending PERMIT the crown raising over the highway ONLY, to highway spec, which is 5.2m. I'm not in favour of the crown reduction. Due to Coronavirus working restrictions I am unable to go out and view the tree in the near future. I have been able to get a very good view of the tree via google streetview, images dated August 2020, May 2015 and October 2014. The tree is not showing any sign of having ever been reduced or cut in any other way, so it appears as a very large unspoilt tree in an especially prominent location, highly visible from a large stretch of Stakes Hill Road and to a lesser extent from Hurstville Drive. An application for 20% reduction was approved in 2006, possibly the reduction was not carried out? No compelling reason has been provided for the reduction work, only that "excessive outgrown branches need trimming back" and "maintenance and health of the tree" The tree does not show any sign that it requires reduction for maintenance or health.

Therefore in my view the reduction work should be avoided. I cannot see that it will benefit the tree or improve its appearance and I cannot identify any benefit to the owner from reduction work being carried out.

I have discussed the application on the phone with the applicant Linda Anderson, she was willing to drop the reduction of the whole tree but is concerned that the branch tips are getting close to the front of her house, so we agreed on localised reduction to increase the clearance.

8 **Conclusion**

The works are considered appropriate and proportional, therefore permission should be granted.

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/21/00058 subject to the following conditions

- 1 The tree works for which consent is hereby granted shall not be carried out otherwise than in full accordance with all relevant content of BS 3998 (2010).

Reason: In the interests of tree health and safety.

- 2 The tree works for which consent is hereby granted shall be carried out and completed no later than 02/04/2022.

Reason: To control the timing of the works.