

Recommendation: **GRANT TPO CONSENT**

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 6

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 The application relates to a mature Monterey Cypress tree located within the front curtilage of a property in Park Lane, Cowplain. The tree has unrestricted views from the street scene and has prominent views from both Park Lane and Idsworth Road since the property sits on the corner of these two roads. Therefore the tree possesses a significant amenity value to the public.

The base of the main stem is surrounded by a soil bed with no other planting near by and there are no obvious signs of poor basal condition. A brick boundary wall has been constructed extremely close to the main stem and the wall bridges where the main stem's base spreads to the rootplate at ground level. Further growth of the tree will eventually cause structural defects to the wall. The crown has historically undergone formative pruning works to maintain the canopy's size and shape in relation to the property, which is in close proximity to the furthest extending branches. Within the canopy there is the

presence of some deadwood, however the tree is displaying what appears normal in vigour and vitality.

The dense crown is creating excessive shading to the property and the furthest extending branches are extremely close to a upper window. The tree is in an unsustainable position and the proposed crown reduction back to previous pruning points will help to manage the relationship between the tree and the property, while alleviating some of the shading nuisance currently being experienced.

8 **Conclusion**

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00560

(A)

(B) for the following reasons/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 Crown reduce back to previous pruning points via hedge trimmers not extending beyond new growth 1No. Monterey Cypress (T1), subject to TPO 0934.
Reason: To safeguard the health and well being of the tree(s) and its/their importance in the local landscape.
- 3 The tree works for which consent is hereby granted shall be carried out and completed no later than 17/07/18.
Reason: To control the timing of the works