

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: 2

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Further to my recent letter, may I also suggest that any work carried out on the Oak trees be postponed until after the nesting season as there are visible nests in some of the trees in the area.	Applicants are made fully aware of the commitments to undertake tree works in line with the Wildlife and Countryside Act.
I am strongly against the felling and reductions in size of these mature Oaks in Longwood Avenue. Apart from the visual aspect which will be substantial, the loss of habitat to insects and birds needs to be considered. Also the water taken up by these trees when in full leaf is significant, so the risk of flood would be much increased. Currently if there is any heavy rain there is a river of water running out of the driveway of these houses, i.e 10a and 10b Longwood Avenue. This overcomes the drain of Longwood Avenue as a consequence our drive becomes flooded, so far it has stopped short of entering our house. Also 50 metres along Longwood Avenue in the grounds of a property once called Idle Wood there are plans to cut down a great number of mature Oaks to make room for, in all probability, flats (apartments), this will complete the total deforestation of the area.	These works are considered minimal and no felling has been applied for.

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 mature Oak is located in the rear curtilage of a property in Waterloo. The tree is situated close to the rear boundary line that adjoins a cul-de-sac, where the crown has unrestricted views from the street scene and therefore contributes well to the amenity value of the area. As the main stem is heavily Ivy clad, it's basal condition could not be assessed. The crown has grown unbalanced with a bias towards the neighbouring property nearby to the west. Within the canopy there is the presence of some deadwood, otherwise the tree appears to be displaying what is normal in vigour and vitality. The application specifies works to crown reduce the canopy overall by 2m and to crown lift the limbs on the western sector by 2m away from the neighbouring dwelling. This would serve not only to provide sensible cyclical management for a tree of this size and maturity, but also it would reduce excessive shading to the neighbouring property while rebalancing the canopy's shape. This would neither detriment the health of the tree or the amenity value that the Oak offers to the street scene.

8 Conclusion

Recommend Permission

9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/17/00307

(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 The tree pruning/surgery for which consent is hereby granted shall not exceed the following: Crown reduce 1No. Oak (T1) by 2m and crown lift limbs growing towards neighbouring property on western sector by 2m, within Woodland W1, subject to TPO 1253.

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 22/05/18.
Reason: To control the timing of the works