

Recommendation: **GRANT TPO CONSENT**

**Councillor Imogen Payter**

**Councillor J Branson - St Faiths**

**Councillor T Pike - St Faith's**

**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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Officer Comment                                                                                                               |
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| [redacted] We do not object to the tree being cut back but we do not agree that the suggested eastern side reduction of 2.5m is sufficient<br><br>[redacted]<br><br>Given that the tree grows over 0.5m per year we request that the eastern side of the canopy is cut back at least 0.5m inside the vertical boundary of number 12 Fourth Avenue. More effective still would be to thin the branches as well as reducing the crown height and side elevations. Additionally having measured the tree ourselves we believe it to be considerably bigger than the dimensions stated in the planning application, a site visit would be appreciated. |                                                                                                                               |
| [redacted] We do not object to the tree being cut back but we do not agree that the suggested eastern side reduction of 2.5m is sufficient                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Noted. A reduction of the eastern canopy to inside the boundary of 12 Fourth Avenue would be detrimental to the trees health. |

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| <p>[redacted]</p> <p>Given that the tree grows over 0.5m per year we request that the eastern side of the canopy is cut back at least 0.5m inside the boundary of number 12 Fourth Avenue. The western elevation of our lies on this boundary. More effective still would be to thin the branches as well as reducing the crown height and side elevations. Additionally having measured the tree ourselves we believe it to be considerably bigger than the dimensions stated in the planning application. A site visit would be appreciated as the plan submitted in the application is not correct.</p> <p>I would very much like to supply you with the pictures I have but there doesn't seem to be a way of attaching them. Please advise as this is a very relevant part of our objection.</p> | <p>The application cannot be amended to include a greater amount of work.</p>             |
| <p>Please note we SUPPORT this application.</p> <p>The objection was solely relevant to the fact that the current application will not remove sufficient branches. We are requesting that all the branches extending over our property are removed as they are causing damage. I have emailed several pictures separately and would welcome a site visit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Noted and discussed on site.</p>                                                       |
| <p>I fully support this application but would like to see more branches removed, notably on the east side to reduce the canopy and inhibit root expansion.</p> <p>The underground services supplying my house (redacted) pass only two metres from the eastern side of the trunk and I am concerned that as the tree has grown over the thirty three years that we have lived here, there is a real risk of root damage. The services (foul drain, water and electricity) were installed about 70 years ago and the clay pipes of the foul drain are known for their fragility. When the foundations for the extension at</p>                                                                                                                                                                         | <p>Noted. As no damage has occurred this is not a consideration for this application.</p> |

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| <p>number 10 were built circa 15 years ago (pre TPO), 3" diameter roots were evident so they will have grown and expanded significantly since then.</p> <p>The application states that there is no damage to services - which is true - but if the roots do cause damage there will be no warning, the drain will fracture and block or the electricity main will be ruptured. We would have to vacate the property with immediate effect while renewal is undertaken.</p> <p>I ask that consideration be given to increasing the surgery to the east to discourage root growth and relieve our anxiety over potential damage to our vital underground services.</p> |  |
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## 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 to undertake work to a tree protected by a Tree Preservation Order relates to the proposed pruning of one Beech tree. The tree is a large mature specimen which appeared to be in good health. It is located in the rear garden of the applicant's property. Because of its size and position it is considered to contribute to the street scene and offer a public amenity value to the area.

This tree has been managed in the past with crown reductions to manage its size in relation to properties. In particular number 10 Fourth Avenue. The eastern canopy now encroaches onto the fabric of the neighbouring property and the proposed crown reduction will alleviate this. The application is to effectively prune back to the previous pruning points which will take the eastern canopy to the boundary line of number 10 which will give sufficient clearance. Additional pruning cannot be added to the application. The Arboricultural Officer can only deal with what has been applied for in

this application. A suggested reduction to the boundary of 12 Fourth Avenue would be inappropriate and potentially detrimental to the health of the tree. Concern has also been raised that the roots may cause damage to drain pipes, however no damage is occurring therefore this is not a consideration.

## 8 **Conclusion**

The work proposed is considered to be appropriate and proportionate and therefore permission should be granted.

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## 9 **RECOMMENDATION:**

That the Head of Neighbourhood Support be authorised to **GRANT TPO CONSENT** for application APP/21/01392

(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 works for which consent is hereby granted shall be carried out and completed no later than one year from the date of this decision notice.  
**Reason:** To control the timing of the works