DELEGATED REPORT

Reference:- 11/00676/TPO **Parish:- Sheepy Parish Council**

Applicant:- Mr Geoffrey Bingham
Grove House
3 Manor View
Sibson
Nuneaton

Location:- Grove House 3 Manor View Sibson Nuneaton Leicestershire

Proposal:- WORKS TO 2NO. TREES

Introduction:-

This application seeks approval to carry out works to 1no. Lime Tree and 1No. Copper Beach Tree. The trees fall within Sibson Conservation Area and are both protected by the Borough Council of Hinckley and Bosworth (Sibson Manor) Tree Preservation (area) Order 1990.

The proposed works are as follows:-

Lime Tree - Crown reduce by three to four feet
Copper Beach Tree - Crown reduce by three to four feet.

Relevant site history:-

02/01200/FUL ERECTION OF CONSERVATORY - PER - 9 December 2002
03/00024/TPO WORKS TO ONE ASH - TPOPER - 1 April 2003
07/00830/TPO WORKS TO TWO TREES - TPOPER - 21 August 2007
11/00327/TPO REMOVAL OF ONE ASH TREE AND ONE SYCAMORE (AREA TPO) - TPOSPL - 4 July 2011

Consultations:-

The Local Planning Authorities Conservation Offer has no comments to make subject an inspection by the Council's Tree Specialist.

The Council's Tree Officer has commented that it would be inappropriate to allow such large growing species to develop to full size in such close proximity to the dwelling and in such a small garden and that crown reduction should be limited to the amounts specified, and undertaken in accordance with BS 3998 : Tree Work Recommendations.

Development Plan Policies:-

No policies.

Appraisal:-

The main considerations with regards to this application are whether the proposed works will have a detrimental effect on the health and appearance of these important TPO trees.

The proposed works are considered appropriate in this instance where trees with future growth potential are located close to dwelling houses. The works will not dramatically alter the appearance of the tree's but will provide sufficient distance clearance so that the tree's will not interfere with the dwelling in any manner. Furthermore, it is not considered that the health of the tree's will be compromised as a result of the proposed.

The proposed works are therefore considered acceptable.

Recommendation:- Consent to carry out work to tree(s) protected by a Tree Preservation Order subject to the following conditions:-

1 Works are limited to the crown reduction of each tree by 1 metre only.

2 All works are to be carried out in accordance with British Standards 3998 - 'Works to Trees'.

Reasons :-

1 To maintain the health and appearance of the tree and the surrounding area.

2 To ensure the works are carried out in a satisfactory manner.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Nick Cox Ext 5659