DELEGATED REPORT

Recommendation Made:

Reference:- 11/00830/TPOCA **Parish:- Groby Parish Council**

Applicant:- Mrs Claire Roote
The Old Cottage
15 Markfield Road
Groby
Leicester

Location:- The Old Cottage 15 Markfield Road Groby Leicester Leicestershire

Proposal:- REMOVAL OF TWO YEW TREES

Introduction:-

This application seeks to notify the Local Planning Authority of intent to remove two Yew trees from the rear garden of 15 Markfield Road, Groby. The trees are not protected by a Tree Preservation Order but are within Groby Conservation Area. The trees are sited on the rear boundary between the residential property and the adjacent commercial unit.

The justification for the works provided by the applicant relates to the poisonous risks of death to dogs if any part of the wood, leaves or berry seeds are consumed.

Site history:-

None

Consultations:-

No objections have been received for this application.

Development Plan Policies:-

None

Appraisal:-

The main consideration with regards to this application is whether the trees are worthy of protecting with a tree preservation order.

Amenity value

The trees are not visible to the public from the front of the property as they are screened by the dwelling house and they are not visible to any public area to the rear of the property as they are screened by the commercial units off Fir Tree Lane.

As the trees are not visible to any public area therefore offer no amenity value on this basis they are not considered worthy of protection with a Tree Preservation Area.

Recommendation:- No objection to work to tree(s) within Conservation Area subject to the following conditions:-

Reasons :-

1 These trees are not worthy of protecting with a tree preservation order as they cannot be seen from any public area therefore offer no amenity value.No objection is raised to this notification.

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