DELEGATED REPORT

Recommendation Made:

Reference:- 11/00722/TPOCA **Parish:- Newbold Verdon Parish Council**

Applicant:- Chris Long
Church Farm
16 Main Street
Newbold Verdon
Leicester

Location:- Church Farm 16 Main Street Newbold Verdon Leicester Leicestershire

Proposal:- REMOVAL OF SYCAMORE TREE AND WORKS TO 1NO OAK TREE

Introduction:-

This application seeks to notify the Local Planning Authority of intend to carry out works to one Oak Tree (T2) and remove one Sycamore Tree (T1) from the rear garden of Main Street, Newbold Verdon. The trees are not protected by a Tree Preservation Order but do fall within Newbold Verdon Conservation Area.

Works proposed to the Oak tree consist of a crown raise to 2 metres and removal of dead wood.

Application history

02/00821/FUL NEW DETACHED DWELLING AND GARAGE- Refused
02/00822/LBC DEMOLITION OF PART OF EXISTING GARDEN WALL TO FORM NEW ENTRANCE - Listed Building Consent
04/00026/LBC REPAIRS AND MINOR ALTERATIONS TO BUILDING - Listed
04/00027/FUL ERECTION OF DETACHEDTWO CAR GARAGE AND LOG STORES - Withdrawn
04/00294/FUL ERECTION OF DETATCHED TWO CAR GARAGE AND LOG STORES (REVISED SCHEME) - Permitted
04/00295/LBC ERECTION OF DETACHED TWO CAR GARAGE AND LOG STORE (REVISED SCHEME) - Listed Building Consent
04/01138/TPOCA WORKS TO TREES - Permitted
09/00435/FUL ERECTION OF DOUBLE GARAGE REVISED SCHEME OF 04/00294/FUL - Permitted
09/00439/LBC ERECTION OF DOUBLE GARAGE REVISED SCHEME OF 04/00295/LBC - Listed building Consent

Consultations:-

The Local Planning Authority's Conservation Officer has commented that these trees add character to the conservation area and the street scene and advice of the arboriculturalist should be sought before a decision is taken.

Newbold Verdon Parish Council object to this application and have expressed concern that these trees may be felled without due consideration.

The Local Planning Authority's Tree Officer has commented that the stem of the tree is forked twice but included bark at the forks appears to have occluded as is common with Sycamores, meaning there appears to be only a limited risk of fork failure.

The Tree Officer has assessed the Oak (TEMPO assessment) and found it to score 13 which implies that the tree is worth of a Tree Preservation Order.

Development Plan Policies:-

None relevant.

Other guidance

Tree Preservation Orders: A Guide to the Law and Good Practice.

Appraisal:-

The main consideration with regards to this application is whether the trees are worthy of protecting with a Tree Preservation Order.

Amenity

The Oak Tree T2 is sited close to the west boundary of the site behind a boundary wall which is adjacent The Paddock and as such the tree is clearly visible to the public.

The Sycamore Tree is set back further into the site but stands at level with the roof lines of the properties and as such is visible to the public users of The Paddock and Main Street.

Both trees add value to the character of the village and any works carried that may be detrimental to their health will only have a harmful affect on the visual appearance of the area.

Health of the trees

T1 Sycamore

The Sycamore Tree is positioned 7 metres from the barn and although the stem of the tree is forked, the tree officer has confirmed that there appears to only be a limited risk of fork failure and there is no evidence of cracking down into the forks.

No evidence has been produced which confirms any concerns regarding subsidence or structural damage.

T2 Oak

The oak tree is next to the side boundary wall of the property, however, no evidence has been produced which confirms any concerns regarding the structural impact on the wall. The tree appears otherwise healthy and has no impact on the main building of the property.

In summary, both trees add value to the amenity enjoyed by the public, are considered an important component of the character of the area and are considered to be worthy of protecting in terms of current health, location and longevity.

Reasons :-

1 The loss of these tree's would have a detrimental effect on the visual amenity of the area and on the character of Newbold Verdon Conservation Area. An assessment has been carried out and these trees have been found to be worthy of protection with a Tree Preservation Order.

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).

5 The applicant is advised to seek the advice of the Local Planning Authority's Arboricultural Specialist prior to submitting an application to carry out works to tree's which are protected by a Tree Preservation Order.

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