DELEGATED REPORT

Recommendation Made: 14 October 2011

Reference:- 11/00739/TPOCA **Parish:- Cadeby Parish Council**

Applicant:- Mrs Margaret Minkley
Carneddi
Wood Lane
Cadeby
Nuneaton

Location:- Carneddi Wood Lane Cadeby Nuneaton Leicestershire

Proposal:- REMOVAL OF FIR TREE

Introduction:-

This application seeks to notify the Local Planning Authority of the intent to remove one Fir tree (T1) from the rear garden of Carneddi , Wood Street, Cadeby. The Fir tree is not covered by a tree preservation order, however, the tree does fall within Cadeby Conservation Area.

Relevant Planning History: -

00/00567/TPO - Prune and Dead Wood Two Ash Trees - Planning Permission - 19.07.2000

Consultations:-

No objection has been received from the following: -
Conservation Officer

Development Plan Policies:-

No Policies.

Appraisal:-

The Fir tree which is subject to removal forms part of the Cadeby Conservation Area which was formally designated in February 1989. The tree which consent has been applied have been marked on a plan supplied from the applicant.

The main consideration with regards to this application is whether the Fir tree is worth of protecting with a Tree Preservation Order.

The Fir tree is located in the rear garden of Carneddi, this is a poor specimen of Fir tree which is not visible from public view as they are obscured by the existing dwelling houses and more prominent species of tree within the surrounding area. Accordingly, the Fir tree provides little amenity benefit to the Conservation Area or the surrounding area.

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

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:- Joanne Orton Ext 5666