DELEGATED REPORT

Recommendation Made:

Reference:- 11/00213/TPOCA **Parish:- Markfield Parish Council**

Applicant:- Mrs Karen Firmin
4 The Courtyards
Phoenix Square
Wyncolls Road
Colchester

Location:- Stepping Stone Farm Forest Road Markfield Leicestershire LE67 9UN

Proposal:- FELL 1NO. ASH TREE

Introduction:-

This application seeks to notify the Local Planning Authority of intent to fell one Ash Tree from Stepping Stone Farm, Forest Road, Markfield. The Ash tree lies on the southern edge of Markfield Conservation area but is not protected by a Tree preservation Order. Stepping Stone Farm is predominately a collection of grade two listed buildings with agricultural land extending to the south west and the Ash tree is within 1.5m of the work shop/garage building.

Site history

00/00463/FUL - Erection of triple garage - Permitted
99/00032/COU - Conversion of redundant agricultural building to one residential unit - Permitted
99/01051/COU - Conversion alteration and extension of farm building to create one dwelling and garage - Permitted

Consultations:-

No representations have been received in respect of this notification

Development Plan Policies:-

No policies

Appraisal:-

The main considerations with regards to this application is whether this tree is worthy of protecting with a Tree Preservation Order.

Amenity

The tree is located within the courtyard of Stepping Stone Farm buildings and converted barns. Stepping Stone Farm is accessed via a private track off Forest Road which is not accessible to the public, and the tree is not visible to from Forest Road itself. Three residential properties located on Croft Way can partially see the Ash tree however there is a more substantial specimen which stands within view and provides a greater amount of amenity.

Health

The Ash tree is semi mature and with various dead branches within the crown and lies within 1.5m of a work/shop garage building which has undoubtedly had an impact on the health of the tree, to its detriment.

In summary, the tree is not sited within a location which provides a high level of amenity value to public areas and the health and siting of the tree is not suitable warrant a Tree Preservation Order.

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

Reasons :-

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