DELEGATED REPORT

Recommendation Made: 22 September 2011

Reference:- 11/00683/TPOCA **Parish:- Sutton Cheney Parish Council**

Applicant:- Mr FOS Wynne
C/o King West
10 Church Square
Market Harborough
Leicestershire

Location:- The Hall Main Street Sutton Cheney Nuneaton Leicestershire

Proposal:- WORKS TO 1 WEEPING WILLOW, 3 NORWAY MAPLE, 1 COMMON ASH AND 1 APPLE TREE.

Introduction:-

This application seeks approval to carry out works to 1 no. Weeping Willow, 3 no. Norway Maples, 1 no. Ash and 1 no. Apple tree located at The Hall, Main Street, Sutton Cheney. The trees are not protected by a Preservation Order, but do lie within the Conservation Area.

The Willow is located to the rear of the main car park. Due to the size and location of the tree, it can be seen from the highway, but only when making the effort to look well into the site. The proposal consists of the removal of deadwood and Crown raising to 6ft to allow easier access to the paddocks at the rear.

The three Norway Maple and Ash are located along the footpath that accesses the rear paddock and the boundary of the site. The trees cannot be seen from the highway, they act more like a screen along the boundary between the Hall and the paddocks. The proposal consists of the removal of deadwood and Crown raising to 5ft.

The Apple is located on the grass verge on the front entrance to the site in front of the boundary wall. The tree is the responsibility of the Parish Council however the request to carry out works has been included in this application to ensure that the works are carried out at the same time and in accordance with British Standards. The proposal consists of pruning back the Crown on the west side that overhangs the highway by 2m and Crown raise to 5ft to allow easier maintenance of the grass.

Consultations:-

No response has been received from:-
Sutton Cheney Parish Council
Ward Members
The Borough Council's Arboriculturalist

Development Plan Policies:-

No Policies.

Appraisal:-

The main consideration in the determination of this application is whether the trees are considered to meet the criteria for making a Tree Preservation Order.

From visiting the site and assessing the visual amenity value of the trees, it is considered that the Ash and Maple trees located to the rear of the property, cannot be seen from the wider area. Due to their positioning, there is a lot of dense boundary treatment that obscures the view of the trees from the highway and nearby

public footpath. The trees are considered to be healthy attractive specimens, but offer no real visual amenity to anyone other than the residents of the property, therefore the decision to place an Order on them is not considered necessary.

The Apple tree located to the front of the site on the grass verge is in a very prominent position and can be clearly seen from wider area. The tree is the responsibility of the Parish Council and is not considered to be a species that would usually warrant a Preservation Order.

The Willow tree, although partially visible from Main Road, is set well back into the site and is only visible on entrance to the site. The tree is a healthy attractive specimen but is in need of some remedial work to maintain its appearance. The tree is not considered to serve the wider area in terms of its visual amenity. Therefore a Preservation order is not considered necessary.

In summary, the trees are either not sited within a location which provides a high level of amenity value to public areas and/or the species of the trees are not suitable warrant a Tree Preservation Order.

Recommendation:- No objection to work to tree(s) 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 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:- Debbie Phillips Ext 5603