DELEGATED REPORT

Recommendation Made:

Reference:- 11/00503/TPOCA **Parish:- Hinckley**

Applicant:- Mr Michael Price
4 Rufford Close
Burbage
Hinckley
Leicestershire

Location:- 19 St Georges Avenue Hinckley Leicestershire LE10 0TE

Proposal:- REMOVAL OF TWO CONIFER TREES

Introduction:-

This application seeks to notify the Local Planning Authority of intent to remove two Lawson Cypress Trees from the front garden of 19 St Georges Avenue, Hinckley. The applicant has stated that the telephone wires run through the trees.

The trees are not currently protected by a Tree Preservation Order but do fall within Hollycroft Park Conservation Area.

Site planning application History

08/00172/FUL - Extension and alterations to dwelling
09/00820/FUL - Erection of detached garage and alterations to dwelling

Consultations:-

The Conservation Officer has no comments to make other than replanting should be encouraged.

The Local Authority's Tree Officer has stated that one of the Lawson Cypress trees is suppressed and the other is large and outgrown its context, As remedial pruning is not viable the tree's do not merit a TPO.

Development Plan Policies:-

No policies

Appraisal:-

The main consideration with regards to this notification is whether the tree provides amenity value and if so, whether the tree is suitable for protection with a Tree Preservation Order.

Visual Amenity

The trees are sited within the front garden of 19 St Georges Avenue which is a tree lined road adjacent to Hollycroft Park. The trees are large and dominant within the street scheme and prominent to users of public highway as well as the users of the Hollycroft park.

Suitability of protection

The smaller of the two trees is suppressed due to the dominance of the larger tree and remedial pruning is not a viable option due to the tree's shape and size. The trees are therefore unsuitable for protection with 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