

Committee Report

Application No:	TREE/17/032
Case Officer	Chris Redfern
Date Application Valid	1 April 2017
Applicant	Mrs Christina Best
Site:	Heathfield 12 Lintzford Road Lintzford Rowlands Gill NE39 1DE
Ward:	Chopwell And Rowlands Gill
Proposal:	Tree works at Heathfield 12 Lintzford Road Rowlands Gill.
Recommendation:	NO OBJECTION
Application Type	Conservation Area Tree Works Licence

1.0 The Application:

- 1.1 The application relates to a Cherry tree located in the front garden of Heathfield, 12 Lintzford Road Rowlands Gill. The property is a semi detached property which fronts onto a busy main road.
- 1.2 Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out the work. This notice period gives the authority an opportunity to consider whether to make an Order on the tree.
- 1.3 The application is to be considered by the Committee as the applicant is a relative of the Council's Service Director of Development and Public Protection.
- 1.3 **DESCRIPTION OF THE APPLICATION**
The applicant proposes to reduce and raise the canopy by 2 metres, in order to balance the canopy and thin the canopy by no more than 10 to 15%.
- 1.4 **RELEVANT PLANNING HISTORY**
There is no planning history

2.0 Consultation Responses

Not applicable

3.0 Representations:

- 3.1 No publicity is undertaken for this type of application.

4.0 Policies:

NPPF National Planning Policy Framework

CS18 Green Infrastructure/Natural Environment

ENV44 Wood/Tree/Hedge Protection/Enhancement

5.0 Assessment of the Proposal:

5.1 When considering applications for works to protected trees the assessment is made on the basis of the amenity value of the trees and the likely impact of the proposal on the amenity of the area. In the light of this assessment it is then necessary to consider whether or not the proposal is justified, having regard to the reasons put forward in support of the works by the applicant. In general terms the higher the amenity values of the trees and the greater the impact of the application on the amenity of the area, the stronger the reasons need to be for consent to be granted.

5.2 In this instance the amenity value of the tree is modest as it is a relatively small tree with a relatively short safe useful lifespan.

5.3 Proposed Tree Works

5.4 Cherry tree T1

Reduce and raise the canopy by 2 metres in order to balance and thin it by no more than 10 to 15%.

5.5 REASON FOR THE PROPOSAL

The tree has a relatively large sprawling canopy that dominates the garden to the extent that it extends over the highway and is growing very close to the dwelling. This has the effect of preventing a significant amount of light reaching the habitable rooms of the property and is beginning to obstruct the safe passage of pedestrians using the footpath.

5.6 APPRAISAL OF THE PROPOSED WORKS

T1 Cherry Tree

5.7 The canopy of the tree would benefit from some improved Arboricultural management.

5.8 Thinning and lifting of the canopy would allow pedestrians to pass on the pavement safely and allow more light to reach the property. The Councils Arboricultural Officer considers that the proposal will not have a detrimental effect on the long term health and amenity of the tree.

6.0 Conclusion

6.1 Therefore taking all of the relevant issues into account above it is considered that the works to prune Cherry tree T1 identified in the proposal are acceptable.

7.0 Recommendation:

The Council does not consider it is appropriate to make a Tree Preservation Order in this instance as it has no objection to the following works:

Reduce and raise the canopy by 2 metres and thin the canopy evenly by no more than 10 to 15%.

