

Reference: 16/00775/TCA

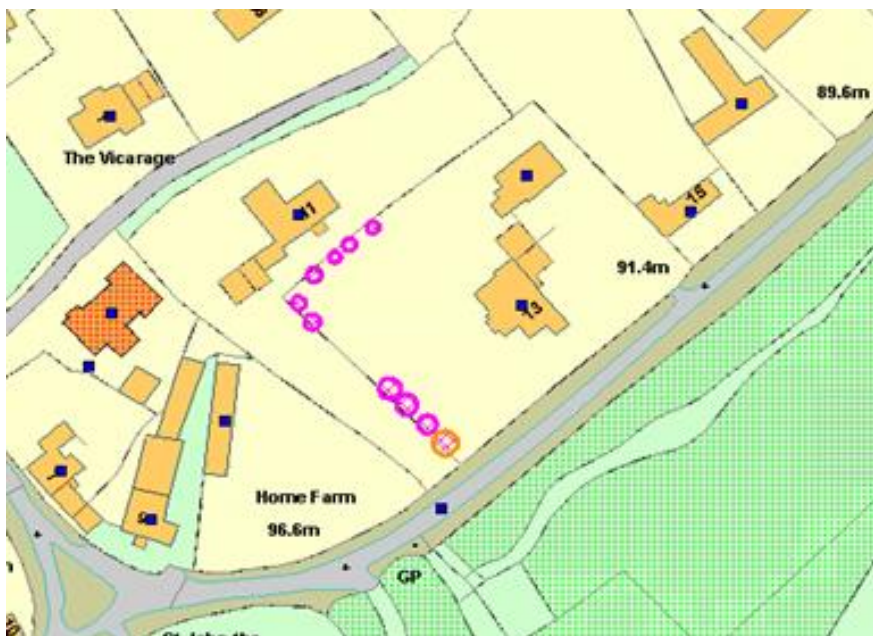
Date Submitted: 18th October 2016

Applicant: Mr J Orson

Location: Parsonage House, 13 Paradise Lane, Old Dalby

Proposal: Reduce and reshape T1 - T10 by varying degrees (0.5- 2m) to maintain suitable sizes for their locations.

- T1 Prunus Tree- Reduce and reshape by 1 metre to maintain size for location**
- T2 Cotton Easter Tree – Reduce and reshape by 2 metres to maintain size for location**
- T3 Apple Tree – Reduce and reshape by 2 metres to maintain size for location**
- T4 Maple Tree – Reduce and reshape by 2 metres to maintain size for location**
- T5 Cherry Tree – Reduce and reshape by 1 metre to maintain size for location**
- T6 Laburnam Tree – Reduce and reshape by 0.5 metres to maintain size for location**
- T7 Maple Tree – Reduce and reshape by 2.5 metres to maintain size for location**
- T8 Larch Tree – Reduce and reshape by 2 metres to maintain size for location**
- T9 Maple Tree – Reduce and reshape by 2 metres to maintain size for location**
- T10 Lime Tree – Reduce and reshape by 2 metres to maintain size for location**



Introduction:-

The proposal is as delineated above:

The application site is located within the village envelope and Conservation Area for Old Dalby. The application is to be considered by Committee due to the trees belonging to Councillor J Orson, being a Councillor of Melton Borough Council.

Relevant History:-

- 09/00800/TCA - Remove 1 Yew tree also reduce and reshape 16 trees including 4 Yew, 1 Cotoneaster, 1 Crab Apple, 3 Acer, 1 Cherry, 1 Larch, 1 Prunus, 1 holly, 1 laburnum, 1 evergreen oak and 1 Lime Tree to a maximum of 30%. – approved 27.11.09
- 11/00760/TCA - Removal of 1 Evergreen Oak tree. – approved 11th November 2011
- 12/00559/TCA – removal of one Wisteria – approved 2.10.12
- 12/00737/TCA – removal of one Wellingtonia – Tree Preservation Order placed upon it
- 13/890/TPO – removal of one Wellingtonia – approved 19.2.14
- 14/00356/TCA - Reduce and reshape 4 yew trees and 1 Silver Birch – approved 16.6.14

Policies & Guidance:-

DETR Tree Preservation Order: A Guide to the Law and Good Practice

The Town and Country Planning Act 1990 makes special provision for trees in Conservation Areas which are not the subject of a Tree Preservation Order. Under Section 211 anyone proposing to cut down or carry out works on a tree in a Conservation Area is required to give the Local Planning Authority six weeks’ prior notice (a ‘section 211 notice’). The purpose of this requirement is to give the Local Planning Authority an opportunity to consider whether a Tree Preservation Order should be made in respect of the tree.

What the Local Planning Authority can do:-

The Local Planning Authority can deal with a section 211 notice in one of three ways. They may:

- (1) Make a TPO if justified in the interests of amenity. The proposal would then have to be the subject of a formal application under the TPO 112 or
- (2) Decide not to make a TPO and allow the six week period to expire, at which point the proposed work may go ahead as long as it is carried out within 2 years from the date of the notice, or
- (3) Decide not to make a TPO and inform the applicant that the work can go ahead.

The Local Planning Authority cannot refuse consent. Nor can they grant consent subject to conditions (such as a condition requiring the planting of a replacement tree). This is because a section 211 notice is not, and should not be treated as, an application for consent under a TPO.

The Local Planning Authorities’ main consideration should be whether the trees merit a TPO. The Authority should therefore assess the amenity value of the tree. Special attention must be paid to the desirability of preserving the character or appearance of the Conservation Area. Responses to any publicity should also be considered. If the LPA decide that the tree does not merit a TPO they should either allow the six week period to expire or write to the person who gave the section 211 notice to say the work may go ahead. They may wish to offer practical advice on how the work should be carried out, but they cannot impose conditions.

Melton Local Plan

The site is located within the Village Envelope and Conservation Area for Old Dalby as defined within the saved Melton Local Plan.

There are no relevant Local Plan Policies applicable when considering this form of notification. The notification is to give the Council the opportunity to serve a Tree Preservation Order if necessary. The main criteria to be considered is whether the trees concerned have any amenity value, and whether the proposed works are appropriate.

Consultations:-

There is no statutory requirement to consult members of the public or any other agencies on this form of notification.

Consultation reply	Assessment of Head of Regulatory Services
Parish Council	None received to date

Representations:

None have been received to date.

Assessment

The grounds of Parsonage House are mature gardens with many trees and shrubs. The trees are located immediately adjacent to Paradise Lane within the grounds of Parsonage House which has been suffering badly from subsidence over several years with several trees being implicated.

These particular trees are located to the south west and north west boundary and are in need of ongoing maintenance.

Conclusion

The proposed works to these trees are considered good general maintenance to retain and encourage balanced and manageable future growth. Therefore it would not be prudent to issue a Tree Preservation Order to these trees as the works proposed are considered acceptable.

RECOMMENDATION: - It would not be justified to issue a Tree Preservation Order to these trees as the suggested works are considered acceptable.

Officer to contact: **Mrs Deborah Wetherill**

Date: 22nd November 2016