

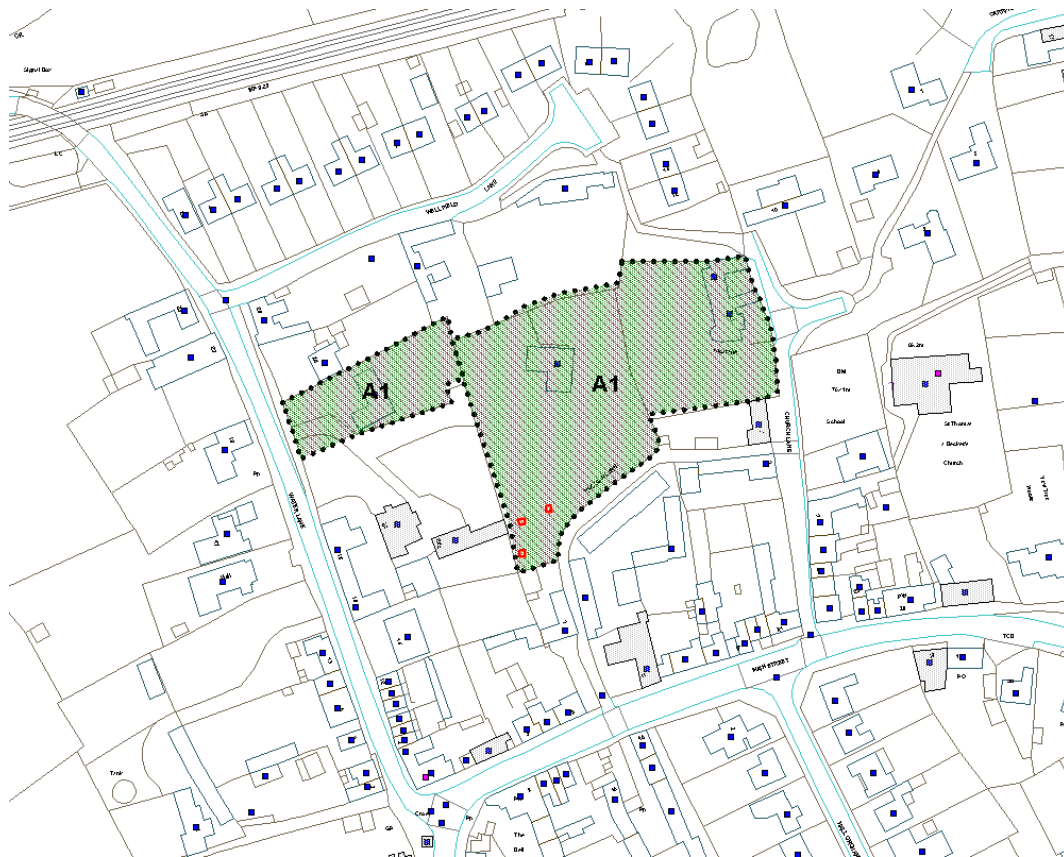
Reference: 12/00416/TCA

Date Submitted: 8 June 2012

Applicant: Mr Edward Hutchison

Location: Tithe Barn, 20A Water Lane, Frisby on the Wreake

Proposal: Lifting of lower limbs, thinning of crown and removal of dead wood to Oak tree ; lifting and thinning (by 20%) the crown of Copper Beech and removal of Sycamore (to be replaced with another tree)



Introduction:-

The proposal is to undertake works to three trees to include the felling of a Sycamore Tree positioned within a group Tree Preservation Order.

The application site is located within the village envelope and Conservation Area for Frisby on the Wreake. The position of the trees within the curtilage of Tithe Barn, 20A Water Lane, bordering Hollow Lane is covered by a Tree Preservation Order 151/912/3. The Tree Preservation Order is an Area Order which was placed on the site by the Local Planning Authority, confirmed in 1993 and covers trees north of Hollow Lane.

The application is for remedial and general maintenance works to an Oak (T1) and Copper Beech tree (T2), the application shows a Red Horse Chestnut marked (T3) however there are no proposals to carry out works to this tree but does propose for the removal of one semi mature Sycamore tree (T4). The application is to be considered by Committee as the applicant is a Ward Councillor.

Relevant History:-

00/00544/TPO - Proposed uprooting of one copper beech tree– refused 28.09.00

Policies & Guidance:-

DETR Tree Preservation Order: A Guide to the Law and Good Practice states that in considering an application for the removal of a tree protected by a TPO the Local Planning Authority are advised:

- 1) to assess the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area, and
- 2) in the light of their assessment at (1) above, to consider whether or not the proposal is justified, having regard to the reasons put forward in support of it. They are advised also to consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions.

Melton Local Plan (saved policies)

The site is located within the Village Envelope and Conservation Area for Frisby on the Wreake as defined within the saved Melton Local Plan. Any tree covered by a Tree Preservation Order cannot be felled, lopped, topped or uprooted without the consent of the Council.

There are no relevant Local Plan Policies applicable when considering this form of notification. 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 concerning the remedial works, however a site notice was posted at the entrance to the site advertising the felling of the Sycamore within the blanket Tree Preservation Order.

Consultation reply	Assessment of Head of Regulatory Services
Parish Council	No comments received to date.
<p>LCC Arboricultural Officer The proposed works to T1 and T2 would seem to be a reasonable request and would not be too detrimental to the overall characteristics, or health, of the trees. The proposal to crown thin the beech by 15-20% is considered acceptable under guidelines laid out in British Standard 3998, 2010-tree works. There would be some obvious benefit in carrying out thinning works to improve the overall branch structure of T2, removing the potential development of over competitive crossing branches within the trees canopy.</p> <p>There have been no proposals made to carry out works to T3</p> <p>Whilst T4 is currently in good health there is a definite crown bias, or asymmetric form, of the tree where it has adapted its growth and structure as it has developed in close proximity to T1. The amenity value of T4 is quite limited given the amount of mature trees in the gardens of Tithe Barn and the adjacent properties, in conjunction with the limited view of T4 from the public right of way or adjacent gardens. This factor should be taken into account with its poor form and potentially detrimental affect on the form and health of T1, as</p>	<p>Noted</p> <p>The owners of the property have stated that they would like to plant a replacement tree should consent be given to remove T4. The aboricultural officer comments that by planting a semi-mature oak tree it allows for a continuity of native tree cover as T1 matures and eventually declines. The new tree could also be considered as a partial replacement tree in readiness for the expected demise and removal of the two chestnuts.</p>

the sycamore develops. It is considered that the removal of T4 would have a nominal affect to the amenity value of the local area, but it would greatly benefit the adjacent oak.	
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Representations:

None have been received to date.

Other material considerations (not raised through consultation or representation)

Assessment	<p>The private, walled, gardens of Tithe Barn are home to numerous mature and semi mature trees and shrubs. The three trees which are the subject of this application consist of an oak Tree, a Copper Beech and a Sycamore tree positioned to the side and east of the property.</p> <p>Whilst the loss of the Sycamore is regretful, the removal is considered necessary for the future health of the oak tree. The tree surgeon advocates such works, to allow light to penetrate the Oaks crown, referring to the Oak as the most dominant and visually imposing, which can live for up to 900 years and should be given the opportunity to flourish.</p> <p>The trees marked T1 T2 and T4 are semi mature specimens and appear in general good health, contributing somewhat to the amenity of the area and those abound on Hollow Lane. The proposed works are considered good tree maintenance, with the removal of the Sycamore to encourage growth of those remaining to go on and flourish to their full potential.</p> <p>A replacement tree can be controlled by means of a condition.</p>
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Conclusion

It is considered that the proposed works are acceptable and that the loss of the Sycamore would be ameliorated by those remaining, preserving and encouraging the Oak to flourish further. Accordingly the application is recommended approval subject to the conditions imposed

RECOMMENDATION: - Approve subject to the imposition of conditions;

1. All tree works shall be carried out to BS3998, 1989.
2. The works hereby approved shall be begun before the expiration of 2 years from the date of this permission.
3. This consent is granted subject to the planting of suitable replacement trees, the species, size and location of which shall be agreed in writing by the Local Planning Authority.

Reasons:

1. To ensure that the works are carried out in a manner that does not harm the health of the trees

2. To ensure that the works are begun within a reasonable period.
3. To ensure suitable replacement trees are provided.

Officer to contact: **Mrs Deborah Dowling**

20th July 2012