



## Application to work on Trees within a Conservation Area Assessment and Recommendation



**Tree Preservation Order** : S52 A2 Redmoor Close, Tavistock

**Site Address:** 21 Redmoor Close Tavistock PL19 0ER

**Application Register No** : 3420/19/TPO

**Applicant:** Mr (Cllr) Steve Hipsey, 21 Redmoor Close Tavistock PL19 0ER

**Proposed works:** Ash with die-back identified as risk to highway users by DCC 30/09/2019. (Highway Tree Safety Inspection Report ELM-HI-6887-16477). Recommends Sectional Fell/Dismantle.

Tree subject to TPOs S52 and S97. Please note that applicant is a member of WDBC for Tavistock North Ward.

**Date of Application** : 22/10/2019

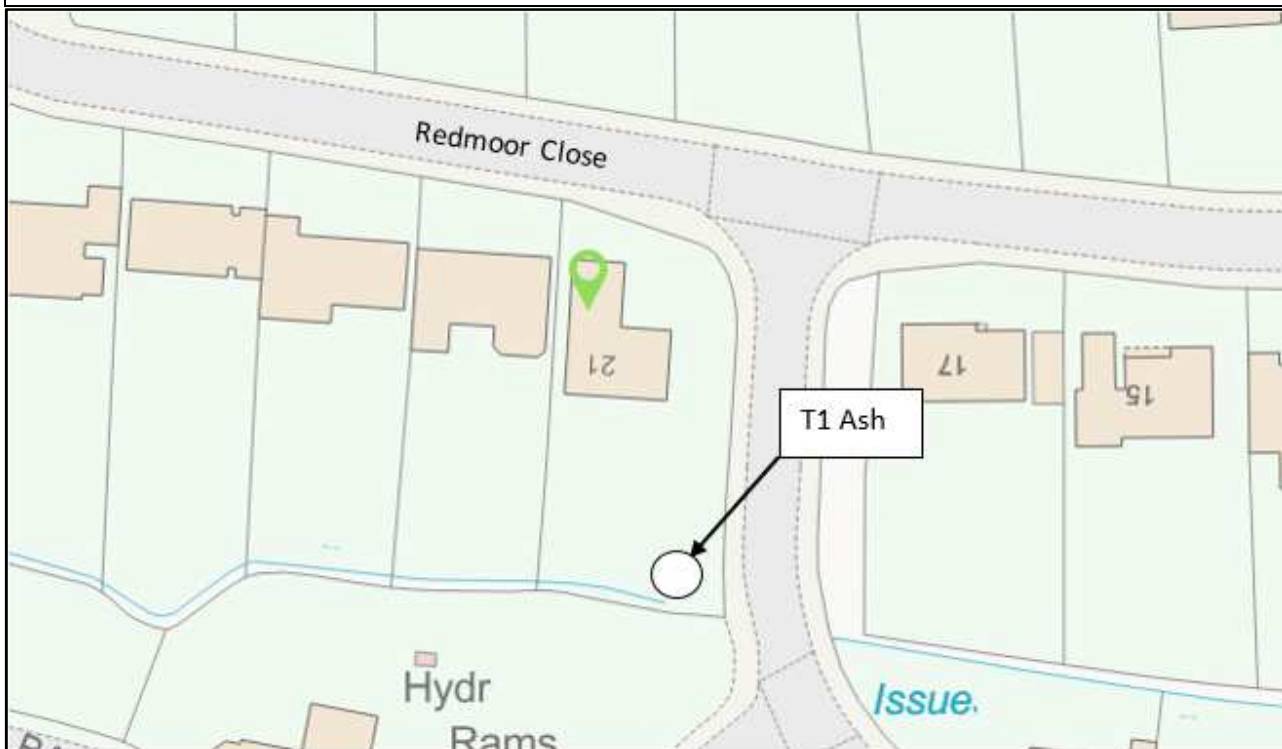
**Representation Period ends:** 19/11/2019

**Target Decision Date** : 17 December 2019

**Reason item is being put before Planning Committee:** The applicant is a member for WDBC Tavistock North Ward

**Site assessed by** : L Marshall

**Date** : 19/11/2019 & 03/12/2019



**Recommendation:** The Council grants consent for the felling of T1 Ash

**Requirements of consent:**

The removal of the above tree is granted, but a condition for the removal is that the tree be replaced with 1 x *Quercus robur* 8-10 cm Girth Selected Standard which is to be planted as close as practically possible to where the tree was removed.

The replacement tree to be planted in accordance with the above conditions is to be planted in the next planting season following the felling or in accordance with the British Standards below if planted outside of the normal planting period.

The planting and aftercare of the tree shall be carried out in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape recommendations and BS 4043: 1989 Transplanting root-balled trees. Provision of watering should be made within summer months to ensure establishment of the tree.

The Local Authority is required to be sent images of the planted tree as soon as practically possible following the successful planting to confirm the Condition has been discharged.

If within a period of 5 years from the completion of the new planting, as Condition 1, the tree is cut down, felled, uprooted, removed, destroyed, or dies or becomes in the opinion of the Council, seriously damaged or defected,

- (a) The Council shall be notified as soon as reasonably practicable; and
  - (b) Another tree of the same size and species shall be planted at the same location, at a time agreed in writing by the Council,
- Unless the Council agrees in writing to dispense with or vary the requirement.

Any duty to replace trees felled under TPO or Conservation Area legislation transfers to a new owner if the land changes hands; and when not discharged is liable to exist as a charge upon the land, revealed during conveyancing searches.

**Reason**

To ensure the continuity of succession tree planting which serves to contribute significantly to the public visual amenities of the local and wider landscape in accordance with Section 206 of the Town and Country Planning Act 1990.

**Key issues for consideration:**

The impact on the local amenity and character of the area if the tree is felled in accordance with the prescribed works as required under the County Council Highway Notice Ref ELM-H14-6887-16477

**The proposal:**

The application seeks consent for the felling of T1 Ash.

**Appraisal:**

During the site visit it was noted that the crown showed poor vigour and that extending areas of the crown were becoming devoid of smaller branches and viable buds were not clearly visible through the trees entire crown. Deadwood areas were greater than would be expected for a tree in this age range.

It is recognised that diagnosis and visual observation of the disease is difficult when the leaves are not present. Study of the images supporting the County Council tree report (see below) show a significantly declining crown, which is corroborated by study of bud density and areas of deadwood during my site visit.



**Image 1: DCC image replicated showing crown decline**

The report issued by the County Council was checked for veracity during the site visit and its conclusions are agreed with in respect of the high probability of the trees decline being in respect of presence of Ash dieback.

Whilst it is possible the tree may be safely retained at a reduced size it is likely that the disease will continue its effect of killing off crown areas and increasing the attendant risk to the Highway users and occupiers of the property alike of large part tree failure. Furthermore this course of action would adversely affect the visual amenities of the area.



*Figure 2: T1*



*Figure 3: area of spreading deadwood over road.*

### **Consultations:**

- Tavistock Town Council
- County Council Highways
- Site Notice put up

### **Consultation responses (as of 04/02/2019)**

- A neutral view referring to the Landscape officer's opinion was received.

### **Conclusion**

Due consideration has been given to the amenity value of T1 and its contribution to the local character. Officers are satisfied that whilst the impact of the proposed works will adversely affect local visual amenity that the works are necessary in the interests of safety and good tree management.

The proposed replacement tree condition will address the net loss of ecological and visual attributes in the long term.