

Application to work on Trees subject to a Tree Preservation Order Assessment and Recommendation



Tree Preservation Order : 636 – Oak tree with G1

Site Address : Endsleigh Jubilee Road Totnes TQ9 5BP

Application Register No : 3166/16/TPO

Proposed works : Oak – Reduce by approximately 2.5m two branches @ 8m above ground level which overhang neighbouring property

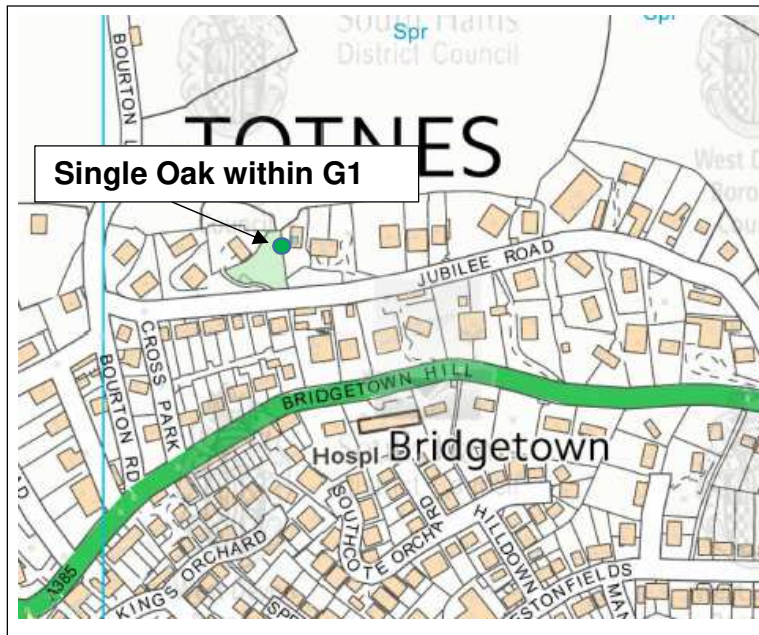
Date of Application : 31/10/2016

Target Decision Date : 26/12/2016

Reason item is being put before DM Committee: The applicant is related to Councillor Birch, SHDC Member for Totnes.

Site assessed by : T Jarratt (Hi Line – SHDC appointed consultants)

Date : 19.12.2016



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Recommendation: Conditional approval

Conditions: 1. Works to BS 3998:2010

Key issues for consideration:

Will the proposed works have an impact on the local amenity value and health of the protected tree?



Plan showing TPO 636

The proposal:

The Tree Preservation Order application seeks to crown reduce (shorten) 2 branches by 2.5m. The branches are approximately 8m above ground level and extend from an oak tree within the neighbouring garden close to the boundary.

The works are necessary to abate a future nuisance and to avoid damage to the adjacent dwelling.

Consultations:

- Totnes Town Council – No Objection
- Totnes Tree Warden - No Objection – works should be limited to avoid nuisance to property/roof

Relevant Planning History

- 56/1191/15/TCA – Works to fell ash and hollies - allowed

Analysis

The tree has been assessed and considered in its context, and the works assessed in relation to best practice to ensure the amenity and health of the tree will be maintained following the tree surgery works. The oak tree is part of a group of trees. It is in a reasonable condition, with some minor crown dieback and heartwood decay fungus noted by tree warden. The works are limited in nature and will not adversely impact on the amenity of the tree or its longer term health and condition. They will also reduce the risk of potential nuisance to the adjacent dwelling house.

Conclusion

For the reasons outlined above and within the following site assessment, the application to undertake a crown reduction of the two limbs are acceptable and should be approved. Officers are satisfied that the works will not adversely impact on the amenity of the tree or its health and condition. The works are justified to avoid potential future nuisance or damage to the adjacent dwelling. No representations made from local community. Totnes Town Council and Totnes tree warden – No objection

On Site Assessment

1.

Are the trees covered by a current TPO? **Yes**

Comments:

TPO 636 – Consisting of individual and groups of tree.

2.

Are some, or all, of the works exempt from the need for formal consent? **No**

3.

Description of the tree(s) and location.

The single oak tree has poor structural condition, due to natural suppression. Limited crown area with some dieback. Other trees noted, with a number on the boundary of a woodland space bordering the property rear garden space.

4.

What is the amenity value of the tree(s)? **please circle**

None: Can't be seen

Low: Seen with difficulty

Little: i.e. Enclosed rear garden

Some:

Considerable:

Great:

i.e. Roadside trees and parks

i.e. Town Centre

Significant feature tree

From which public locations can the tree(s) / hedge(s) be viewed? Adjacent public highway

Do the trees screen between properties **Yes**

Comments:

Limited views of tree or proposed works

5.

What impact will the works have on local amenity? **please circle**

None: Can't be seen

Some: Noticeable but limited

Negligible: Very minor in appearance

Significant: Major impact

Comments: Limited views

6.

Do the proposed works accord with good arboricultural or silvicultural practice? **Yes**

7.

Is any damage likely to arise if consent is refused? **No**

Comments: Potential nuisance in short to medium term

8.

Assessment. Give a succinct assessment of the application and appraisal of the proposed works.

Having reviewed the proposals and giving due consideration to the submitted justification it is recommended that the Council **APPROVES** the application.

- The oak tree in question is not overtly viable Jubilee Road.
- The works shall not detract from the quality the tree.
- The amenity value of the tree provided as part of a wider collective group of mature trees in the local area – amenity is unaffected by the works proposed.
- The prescribed works have been reviewed using both aerial G.I.S and internet based desktop systems and is considered to be appropriate arboricultural management.

9.

Recommendation (please tick)

Approval - YES

Works: As per application description – Crown reduction

Conditions: Yes - Works to BS 3998

10.

Has the application been assessed in relation to Article 1, Protocol 1, Article 2 and Article 8 of the Human Rights Act. **Yes**

Tree Condition, assess and number accompanying plan or refer to submitted application report.

Tree No.	Species	Height (m)	Spread (m) Average	Age Class	Life Expectancy	Condition	Assessment of Stated Reasons for Works
T1 (part of G1)	Oak			M	M	Fair	Reasonable and limited in nature; to avoid nuisance

Age Class

Young
crown
Middle Age
Mature
vigour

First 1/3 life expectancy
1/3 to 2/3 life expectancy
Final 1/3 life expectancy

Life Expectancy

S Short (<10 years)
M Medium (10-40 years)
L Long (40 + years)

Condition

Good Free from significant defects with a healthy
Fair Some defects, generally healthy crown
Poor Structural defects, poor general health and