

A02

TPO/TH/19/1130

PROPOSAL: R/TPO/1(1968) - 10no. Lime - Crown raise by 2m, 10no. Lime -

Remove epicormic growth up to height of 2.5m and 1no. Lime -

LOCATION: Remove damaged branch

Land Opposite 24 Old Hall Drive RAMSGATE Kent CT12 5LE

WARD: Cliffsend And Pegwell

AGENT: No agent

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

1 This approval is only valid for a period of 24 months from the date hereof. Failure to carry out any or all of the approved work within this period will make it necessary to submit a fresh application.

GROUND;

In accordance with Part 4 Regulation 17 of Town and Country Planning (Tree Preservation) (England) Regulation 2012.

2 All work should be to the latest arboricultural standards, including British Standard BS 5837:2012.

GROUND;

In accordance with Part 4 Regulation 17 of Town and Country Planning (Tree Preservation) (England) Regulation 2012.

SITE, LOCATION AND DESCRIPTION

Old Hall Drive is a residential street in the village of Cliffsend, around 2 miles west of Ramsgate. It is bordered by residential development to the south and the east, being in close proximity to Foads Lane, a busy through road connecting parts of the village. There are train tracks to the north and open fields to the west.

Dwellings to the northern part of the street are arranged around an area of open space that makes up the application site. The open space is irregular in shape with public footpaths on all sides. To the west the site separates Old Hall Drive and Earlsmead Crescent. It is approximately 0.16 hectares in area and hosts two groups of trees, one coppice adjacent to No.s 22-26 Old Hall Drive, and a pair adjacent to No.s 59-63 Old Hall Drive. These groups of

trees are covered by a Tree Preservation Order (TPO) (ref: R/TPO/1(1968) which also protects trees more widely west of Foads Lane, including trees running along the rear of dwellings on Old Hall Drive, Earlsmead Crescent and Beech Grove. There are larger clusters protected to the south of Beech Grove and between Delacourt Close and Primrose Way.

RELEVANT PLANNING HISTORY

None relevant.

PROPOSED DEVELOPMENT

This application seeks permission for a 2m crown raise to 10No. Limes, the removal of epicormic growth up to 2.5m to 10No. Limes, and the removal of a damaged branch to 1No. Lime.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006

D1 - Design Principles

Draft Thanet Local Plan 2018

QD02 - General Design Principles

NOTIFICATIONS

A site notice was posted close to the site. No letters of representation have been received.

CONSULTATIONS

None received.

COMMENTS

This application for works to protected trees is brought to Planning Committee as the application is made by Thanet District Council.

Principle

The proposed works are to a number of TPO trees. A Tree Preservation Order (TPO) is an order made by a local planning authority (LPA) to protect specific trees, groups of trees or woodlands in the interests of amenity. Orders prohibit the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees contained in the Order without the LPA's written consent. These prohibited activities are set out in Regulation 16 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. As a result there is no in principle objection to works to a TPO tree, subject to an assessment of the works.

The LPA can choose to grant consent subject to conditions, or to refuse consent for works. In considering an application, the LPA should assess the impact of the proposal on the amenity of the area and whether the proposal is justified, having regard to the reasons and additional information put forward in support of it. The authority must be clear about what work it will allow and any associated conditions. Should an application for works be refused, the applicant can appeal to the Secretary of State and in some circumstances compensation may be payable by LPA for loss or damage which results from the authority refusing consent, or where consent is granted subject to conditions.

It falls to now be considered subject to an assessment of the details of the proposal, the impact of the works on the amenity of the area, the health of the trees, and the living conditions of neighbouring occupiers or members of the public.

Amenity

Trees are important to the character and quality of an area, providing a visual break and relief from built development. They can lend character, in particular to conservation areas, and provide many other benefits, including the provision of natural habitats, the enhancement of health and wellbeing and the improvement of air quality. As such the retention of trees where possible are always sought.

Saved policy D1(E) of the Thanet Local Plan requires that development retains open spaces, mature trees and other vegetation and features that contribute to biodiversity and the quality of the local environment. This is echoed in draft policy QD02(5) of the Draft Local Plan which requires that existing features, including trees, that positively contribute to the quality and character of an area should be retained, enhanced and protected where appropriate.

The proposed crown raises would see a 2m lift from the ground. A crown raise commonly involves the removal of lower branches to a tree to allow access below and increased light transmission. From a visit to the site a number of branches across the group appeared to be growing in close proximity to the ground and over the public footpath fronting Old Hall Drive. These are likely to continue to grow and to interfere with free passage under them, giving an overgrown appearance to the coppice as whole. The works to raise the crown are considered acceptable, balancing the crown spread of the coppice more widely and allowing unrestricted passage for neighbouring occupiers and members of the public to pass under them.

Epicormic growth is growth that usually occurs following the pollarding or coppicing of a tree. This new growth appears around the base and first few metres of the trunks of a number of trees. The removal of the additional foliage and smaller branches in this location are considered to improve the overall amenity of the trees, and refocus attention back to the attractive crown spreads above ground level.

The removal of broken branches is unlikely to require consent and is considered to be appropriate to the good maintenance and management of the Limes. The works are considered to be in accordance with good management and are unlikely to cause harm to the health of the group. As a result the application is recommended for approval.

Conclusion

The application is for a crown raise, the removal of epicormic growth and the removal of damaged branches across a group of 10 Lime trees. The trees are protected by a TPO and contribute to the amenity of this part of Cliffsend. The works proposed are modest in nature and considered to be appropriate, causing no harm to the amenity of the area or the health of the trees. The works would improve public amenity and are considered to form part of the good management and maintenance of trees generally.

It is therefore recommended that Members approve the application subject to conditions.

Case Officer

Vicky Kendell

TITLE: TPO/TH/19/1130

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