

A07

TPO/TH/20/1370

PROPOSAL: M/TPO/2(1951)W1 - 1No Sycamore (T1) - Cut back to give 2m of clearance to the BT lines. 1No Sycamore (T2) - Crown Reduce Eastern Stem by 3m, 1No Sycamore (T3) - Crown Reduce Eastern stem by 3m where overhangs driveway, 1No Sycamore (T4) - Reduce tree to a false pollard/habitat pole at a height of 12m, 1No Sycamore (T6). - 2.5m Crown reduction on North East stem, 3m reduction on other lateral branches that overhang the driveway, 1No Sycamore (T7) - 4.5m Crown reduction on North West stem and opposite stem to have a 2m crown reduction on lateral branches overhanging the driveway, 1No Sycamore (T8) - Remove the lowest East facing branch (100mm diameter.) and crown reduce the whole tree by 2.5m, 1No Sycamore (T9) South East stem to have lowest North East facing limb removed 2m from the fork. North West stem to have North facing lowest limb removed leaving neat target pruning cut.

LOCATION: Land Adjacent To 2 Wilbrough Road BIRCHINGTON Kent CT7 9DY

WARD: Birchington South

AGENT: Mr Joseph Weitzel

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 The works approved by this consent shall not exceed those specified in the amended description. They should be carried out by a competent tree surgeon and in accordance with British Standard BS 3998: 2010 "Tree Work - Recommendations".

GROUND;

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

SITE, LOCATION AND DESCRIPTION

This application relates to a row of 9No. large mature sycamore trees sited adjacent to 2 Wilbrough Road at the northern boundary of Neame Woods/Crispe Park. These trees are protected under the woodland TPO reference M/TPO/2(1951)W1.

RELEVANT PLANNING HISTORY

There is no history of recent tree works relating specifically to works to these trees

PROPOSED DEVELOPMENT

This application seeks permission for various works to these trees (with the exception of T5) including crown reductions and reductions/removal of branches and stems, predominantly those which overhang the adjacent site/driveway of 2 Wilbrough Road.

The application originally proposed the following: 1No Sycamore (T1) - Cut back to give 2m of clearance to the BT lines. 1No Sycamore (T2) - Crown Reduce Eastern Stem by 3m, 1No Sycamore (T3) - Crown Reduce Eastern stem by 3m where overhangs driveway, 1No Sycamore (T4) - Reduce tree to a false pollard/habitat pole at a height of 6m, 1No Sycamore (T6). - 2.5m Crown reduction on North East stem, 3m reduction on other lateral branches that overhang the driveway, 1No Sycamore (T7) - 4.5m Crown reduction on North West stem and opposite stem to have a 2m crown reduction on lateral branches overhanging the driveway, 1No Sycamore (T8) - Remove the lowest East facing branch (100mm diameter.) and crown reduce the whole tree by 2.5m, 1No Sycamore (T9) South East stem to have lowest North East facing limb removed 2m from the fork. North West stem to have North facing lowest limb removed leaving neat target pruning cut.

The proposal has been amended during the course of the application and now proposes amended works to T4 of a reduction to a false pollard/habitat pole at a height of 12m.

NOTIFICATIONS

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

Birchington Parish Council - No objections.

CONSULTATIONS

TDC Arboricultural Officer - Because the Sycamores are so near the boundary of Crispe Park and clearly overhanging the property and are very upright in habit they are more vulnerable to sail effect. The proposed work will help to resolve to a degree any trees falling. However T4 is too acute in proposed work and a minimum reduction to 12m height I would only endorse. This would be to growing points with a view to developing a lower balanced crown long term.

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 protected 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.

Amenity

Trees are important to the character and quality of an area, providing a visual break and relief from built development. The trees which are the subject of this application are large, mature trees which form part of the woodland area within Crispe Park/Neame Woods and are highly visible within the surrounding area. These trees are considered to have high amenity value and contribute to the collective woodland character of this locality.

The existing trees are sited in close proximity to the adjacent neighbour, 2 Wilbrough Road, and several branches overhang this property/driveway. The Arboricultural Officer has reviewed the proposal and considers the existing trees due to their upright habit are more vulnerable to sail effect, and the proposed works would look to address this. The originally proposed false pollard to 6m to T4 is considered to be too acute, and a minimum reduction to 12m in height has been suggested. The agent has agreed to this recommendation, and the description of the proposal has been updated accordingly.

The proposed amended reductions and pruning works are considered to be reasonable in the context of the location of the trees, their position, condition and relationship with the adjacent neighbour. The works are considered to provide an appropriate balance of good arboricultural management of the trees and the visual amenity of the area, and therefore the application should be approved.

Conclusion

The amended proposed works are considered to represent a balance between the good arboricultural management and the amenity value they currently have and will continue to possess after the works. It is therefore recommended that Members approve the application subject to conditions.

Case Officer

Jenny Suttle

TITLE:

TPO/TH/20/1370

Project

Land Adjacent To 2 Wilbrough Road BIRCHINGTON Kent CT7 9DY

