

A09

TPO/TH/21/0231

PROPOSAL: TH/TPO/10(2003) - 1No Sycamore -Take the 2 main leading inner trunks down by 15m , add a drain 4-5m high on the left

LOCATION: hand side, 20% crown reduction

20 Chapman Fields RAMSGATE Kent CT12 5LB

WARD: Cliffsend And Pegwell

AGENT: No agent

APPLICANT: Ms Corinna Huxley

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 on the application form. 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

Chapman's Fields is a cul-de-sac located off Cliffsend Road in Cliffsend, Ramsgate. The front garden of the property is located at the end of the road, with a prominent sycamore situated centrally within the front lawn.

RELEVANT PLANNING HISTORY

None.

PROPOSED DEVELOPMENT

This application seeks permission to cut back two main inner trunks by 15metres, add a drain to reduce the moisture in the cavity, and make a 20% crown reduction to the remaining canopy. This has been stated in the application to remove a safety risk posed by the current condition of the tree.

NOTIFICATIONS

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

CONSULTATIONS

TDC Biodiversity and Horticulture Officer : Grant. This work is the best approach and should increase the trees longevity whilst addressing the clear dieback issues in the inner main leaders.

COMMENTS

This application for works to protected trees is brought to Planning Committee as the applicant is a member of the Council.

Principle

The proposed works are to one 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.

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 any applicable 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.

The protected tree is a Sycamore located prominently in the front garden of no.20 Chapman's Fields. The Council's Tree Officer and the application submission has stated that the tree is in decline, within dieback and drainage issues resulting in safety concerns.

The Council's tree Officer raises no objections to the works on the basis that they will increase the longevity of the tree, whilst the 20% crown reduction will help to preserve a good shape and form following removal of the two inner limbs. Whilst the works will alter the contribution that the tree provided to the amenity of the area, the works are considered necessary to secure the long-term future of the Sycamore.

Conclusion

The works proposed are required to alleviate the potential safety issues from the condition of the tree, plus there will increase the longevity of the tree, thereby forming an appropriate balance between the health and arboricultural management of the tree and the impact of the work on the amenity of the area. As such the works are considered to be acceptable and Officers recommend the application be granted.

Case Officer

Zoe Dobson

TITLE: TPO/TH/21/0231

Project 20 Chapman Fields RAMSGATE Kent CT12 5LB

