

**A04**

**TPO/TH/24/1209**

PROPOSAL: TH/TPO/15(1989) - 3No Poplar (T1, T2, T3) - re-pollard to the original pollard points

LOCATION: Land Fronting 22 Sycamore Grange Ramsgate Kent CT11 7EW

WARD: Sir Moses Montefiore

AGENT: No agent

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

#### SITE, LOCATION AND DESCRIPTION

The application concerns three Poplar trees located on a small green within a residential development, with nearby housing. These trees are reasonably prominent and visible to many residents, contributing significantly to the local landscape. Given their visibility and contribution to the area, they are considered to have high amenity value.

#### RELEVANT PLANNING HISTORY

There is no history of works to these trees.

#### PROPOSED DEVELOPMENT

This application proposes the following works to trees covered by TPO TH/TPO/15(1989): 3 No. Poplar trees (T1, T2, T3) - re-pollard to the original pollard points.

#### NOTIFICATIONS

A site notice was posted near the site. No letters of objection have been received regarding the proposed re-pollarding of these trees.

#### CONSULTATIONS

None.

#### COMMENTS

This application is presented to the committee as it was submitted by Thanet District Council.

#### **Principle**

The proposed works involve protected trees covered by a Tree Preservation Order (TPO). A TPO is issued by a Local Planning Authority (LPA) to protect specific trees, groups of trees, or woodlands in the interest of amenity. These orders prohibit the cutting down, topping, lopping, uprooting, wilful damage, or wilful destruction of trees without the LPA's consent, as outlined in Regulation 16 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

There is no inherent objection to works on TPO-protected trees, provided that they are assessed in terms of their impact on the tree's health, the local amenity, and any potential effects on the area. The LPA may grant consent, with or without conditions, or refuse consent. If refused, the applicant may appeal to the Secretary of State and, in certain cases, compensation may be awarded for loss or damage resulting from the refusal.

In this case, the application must be considered based on the details provided, the potential impact of the works on local amenity, and the health of the trees, as well as the living conditions of neighbouring residents.

### **Amenity**

Trees play a crucial role in the character and quality of an area, offering visual relief from built development, enhancing the natural environment, and providing numerous benefits, such as natural habitats, improved air quality, and enhanced wellbeing. The retention of trees is always sought where possible.

In this case, the three Poplar trees are considered to make a substantial contribution to the character and appearance of the area. As such, great weight is placed on their preservation.

The application was submitted by the TDC Open Spaces Tree Officer, who provided a report detailing the condition of the trees. The officer's observations and recommendations are as follows:

T1 Black Poplar - An apically dominant tree that was pollarded approximately 10 years ago. The branch unions at the pollard points are crowded, forming V-shaped unions. Some poplar leaf rust is noted on the lower leaves.

T2 Black Poplar - Also pollarded about 10 years ago, with similarly crowded branch unions at the pollard points forming V-shaped unions.

T3 Black Poplar - Pollarded approximately 10 years ago, with crowded V-shaped unions at the pollard points. The tree's canopy extends into the carriageway of a shared driveway.

Photos were submitted showing the trees, including estimates of their height and trunk diameters. Historical Google images from 2014 indicate that the trees had recently been pollarded, and another image from 2015 shows significant regrowth.

Pollard regrowth is often weakly attached, so it is typically removed on a cyclical basis to avoid the risk of branches becoming detached. A site visit, along with the submitted photos, confirmed substantial regrowth since the last pollarding, and given the trees' location in a residential area close to the highway, re-pollarding is deemed necessary and appropriate to ensure sound tree management.

## **Conclusion**

The proposed re-pollarding works strike a suitable balance between maintaining the health and safety of the trees and preserving the amenity value of the area. While the re-pollarding will temporarily reduce the trees' amenity value, they are expected to respond well to the works, and their regrowth should help restore their visual contribution. The presence of other nearby trees will help soften the immediate impact until the trees regrow.

It is therefore recommended that Members approve the application.

## **Case Officer**

Matthew Miles

TITLE:

TPO/TH/24/1209

Project

Land Fronting 22 Sycamore Grange Ramsgate Kent CT11 7EW

