

Northern Planning Committee 7th November 2012

COMMITTEE REPORT

Application to prune protected Scots Pine trees at Yew Tree House, Wrexham Road, Bulkeley, Cheshire SY14 8BX (App. 12/3264T)

PURPOSE OF THE REPORT:

To consider an application (App 12/3264T) to prune protected Scots Pine trees at Yew Tree House, Wrexham Road, Bulkeley, Cheshire SY14 8BX, which are subject to the Crewe and Nantwich Borough Council (Bulkeley) TPO 1975, and to determine if the proposed works should be approved. The application has been submitted by an Elected Member of the Council and is being presented to Committee in accordance with the scheme of delegation to ensure appropriate decision making and in the interests of openness and probity as determined by the Councils constitution

SUMMARY RECOMMENDATION:

It is recommended that consent is granted to:

Crown raise the identified trees to a height of approximately 7 metres, cut back encroaching distal branches to an appropriate union by approximately 3 metres to clear the garage roof, removal of sub-lateral branches to an appropriate union encroaching over the drive/parking area, removal of one secondary, lateral branch overhanging garage roof back to an appropriate union. The measurements offered for crown lifting and removal of sub laterals can be used for all the trees requiring works.

WARD AFFECTED

Peckforton.

POLICIES

Corporate Plan (Objective four)

To protect the natural and recreational environment, for the benefit of local communities.

FINANCIAL IMPLICATIONS

None

LEGAL IMPLICATIONS

The Council is the Local Planning Authority and has delegated to the Planning Committee the responsibility for determining applications for works to protected trees where the applicant is an employee of the Council at Tier 2 or above, or is an elected member of the Council.

RISK MANAGEMENT

Tree Preservation Orders are made to protect appropriate trees which are of public amenity, are normally visible from a public place and which may contribute to the street scene and local landscape.

CONSULTATIONS

All Tree Preservation Order applications and Conservation Area notifications are made available to Ward Members, Town Councils and Parish Councils on the weekly planning list

VIEWS OF THE PARISH/TOWN COUNCIL

No comments have been received.

OBJECTIONS/REPRESENTATIONS

None

APPRAISAL AND CONSIDERATION OF THE NOTIFICATION

The applicant has requested the pruning of the Scots Pine trees identified as G5 of the Order and located within the grounds of neighbouring Yew Tree House. The trees form part of a protected group of approximately 10 trees which are prominent from Wrexham Road, particularly from the western approach and offer some degree of screening between the two properties.

The Council's Assistant Arboricultural Officer carried out a site visit on 16th October 2012 to assess the proposals.

The amenity value is offered within the group as a whole and not necessarily as individual trees. A visual inspection from the ground only revealed the trees within the group to be of general good health and vigour.

There is evidence of past branch failure within the upper crown area of one tree but this is not considered to be detrimental to the health or stability of the tree at this moment in time.

The works are considered to be appropriate in foreseeing potential problems with regard to encroaching branches becoming possible actionable nuisance in the future.

The works are considered to be of a minor nature and are unlikely to be detrimental to the health or stability of the trees or detract from the amenity the trees offer within the immediate or the wider landscape.

RECOMMENDATION

It is recommended that consent is granted to prune the protected Scots Pine trees in accordance with the agreed specification.

