

<b>Planning Committee Report</b>	
<b>Planning Ref:</b>	TP/2018/3273
<b>Site:</b>	48 Beechwood Avenue
<b>Ward:</b>	Earlsdon
<b>Proposal:</b>	Copper Beech (T2) - Crown thin by 15%, shorten branch tips by 3m from fabric of main building and by 2m from garage roof, crown lift above highway by 5-6m. Expose roots adjacent to damaged boundary wall for assessment prior to minimal root pruning and rebuild using lintel support where appropriate.
<b>Case Officer:</b>	Robert Penlington

### SUMMARY

Consent is sought for works to a protected Copper Beech tree (T2) at the site. The tree is not within a Conservation Area. The tree to which the application relates is located at the edge of the site, within the Palmerston Road street scene, adjacent to an existing dwarf wall along the boundary of the site.

### KEY FACTS

<b>Reason for report to committee:</b>	The applicant is related to a staff member within Planning and Regulatory Services.
<b>Current use of site:</b>	Residential.
<b>Proposed use of site:</b>	Residential. Application relates to works to a protected tree only.

### RECOMMENDATION

Planning committee are recommended to grant consent for the works subject to conditions.

### REASON FOR DECISION

- The proposed works are acceptable in principle.
- The proposed works will not have an adverse impact upon health of the tree
- The proposed works will not have an adverse impact upon the amenity of neighbours or the visual amenity of the street scene.
- The proposal accords with Policies GE3 and GE4 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## BACKGROUND

### **APPLICATION PROPOSAL**

The application seeks consent to thin the crown of the Copper Beech tree (T2) by 15%, shorten the branch tips by 3m from the fabric of the main building, shorten the branch tips by 2m from the garage roof, and to lift the crown above the highway by 5-6m. It also seeks consent to expose the tree roots adjacent to the damaged boundary wall for assessment prior to minimal root pruning before rebuilding the wall using lintel support where appropriate.

### **SITE DESCRIPTION**

The Copper Beech tree (T2) which forms this application is located adjacent to the dwarf wall boundary of the applicant's semi-detached dwelling. The area is predominantly residential, with Beechwood Avenue to the south and Palmerston Road to the north. On either side of the site are residential dwellings and gardens.

### **PLANNING HISTORY**

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

<b>Application Number</b>	<b>Description of Development</b>	<b>Decision and Date</b>
TP/2012/2297	T2 Copper Beech; 20% crown thinning, lift canopy to 6m.	Approved.

### **POLICY**

#### **National Policy Guidance**

National Planning Policy Framework (NPPF). The NPPF published in March 2012 and updated in 2018 sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF promotes sustainable development and good design is recognised as a key aspect of this.

The National Planning Practice Guidance (NPPG) 2014, this adds further context to the NPPF and it is intended that the two documents are read together.

#### **Local Policy Guidance**

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policies relating to this application are:

Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation  
Policy GE4: Tree Protection

### **CONSULTATION**

Immediate neighbours and local councillors have been notified and a site notice was posted on 4<sup>th</sup> December 2018. At the time of writing the report, no comments have been received. If any comments are received they will be reported within the late representations document.

## **APPRAISAL**

The main issues in determining this application are the principle of how the proposed pruning will impact upon the visual form of the crown of the tree, the health and longevity of the tree and visual amenity within the street scene.

### **Principle of the works**

This mature Copper Beech is located at the edge of the applicant's property where it offers a significant contribution to the visual amenity of the local area and the street scene. The proposed crown pruning works are minor in nature and should not have a negative impact upon the visual form of the tree or its health or longevity.

Upon the careful removal of the boundary dwarf wall an assessment will need to be made in order to confirm whether any tree roots with diameters less than 25mm are required for removal, prior to building the new wall.

The works proposed will not affect the contribution the tree makes to the surrounding area. Conditions are proposed to ensure that the works are carried out in accordance with British Standard BS3998 - Tree Work Recommendations or any equivalent standard and that if any roots with a diameter of under 25mm are required to be pruned, this must only be carried out using appropriate equipment.

### **Impact on visual and neighbouring amenity**

The full crown of this mature Copper Beech tree is an attractive feature within the local landscape and street scene and helps to visually soften the hard build lines of the adjacent dwellings. The tree also provides forage and shelter for local wildlife.

The proposed works will help to define the distinct trunk of the tree and lighten the weight off the lateral branches providing for a more aerodynamic structure, whilst allowing a greater level of light to filter through the crown to the understorey hedge and further planting. As such, the proposed works are considered to be acceptable in accordance with Policies GE3 and GE4 of the Coventry Development Plan 2016.

### **Conclusion**

The proposed pruning is considered to be acceptable in principle and will not result in any significant impact upon the crown form of the tree, or its rooting system, and will improve the visual appearance of the tree without affecting the condition of the tree. Therefore Planning Committee are recommended to grant consent for the works subject to conditions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies GE3 and GE4 of the Coventry Local Plan 2016, together with the aims of the NPPF.

## **CONDITIONS/REASON**

1. The works hereby permitted shall be carried out only in strict accordance with the details shown on the approved plans and in the application documentation.

**Reason:** *To ensure that any works are carried out only in accordance with the terms of this permission in the interests of visual amenities of the area in accordance with Policy GE3 of the Coventry Local Plan 2016.*

2. The works hereby permitted shall only be carried out in strict accordance with British Standard BS3998 - Tree Work Recommendations or any equivalent standard.

**Reason:** *To ensure that the work is undertaken to an acceptable level of competence in the interests of the vitality and viability of the tree(s) in accordance with Policy GE3 of the Coventry Local Plan 2016.*

3. If any roots with under 25mm diameter are required to be pruned, this must only be carried out by use of by-pass type (scissor action) secateurs.

**Reason:** *To ensure that the work is undertaken to an acceptable level of competence in the interests of the vitality and viability of the tree(s) in accordance with Policy GE3 of the Coventry Local Plan 2016.*

