

Planning Committee Report	
Planning Ref:	TP 2018 1230
Site:	Land opposite 21 Thirlmere Close
Ward:	Woodlands
Proposal:	Oak - remove suckers off trunk to a height of approximately 7m from ground level, 5% crown thin and removal of deadwood. Due to excess shading.
Case Officer:	Robert Penlington

SUMMARY

Consent is sought for works to a protected TPO Oak tree opposite 21 Thirlmere Close. It is not within a conservation Area.

KEY FACTS

Reason for report to committee:	A Councillor acting as the agent.
Current use of site:	Whitefriars Housing amenity land
Proposed use of site:	Tree pruning to one of their trees.

RECOMMENDATION

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

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon health of the tree.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal accords with Policies GE3 and GE4 of the Coventry Local Plan 2016, together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

Consent is sought to remove the sucker shoots off the main trunk to a height of approximately 7m from ground level, plus 5% crown thin to the internal crown, and remove the dead branches within the crown of an Oak tree.

SITE DESCRIPTION

The Oak tree is situated within a hedgerow located off an area of open space owned by Whitefriars Housing. The tree is located between Dunhill Avenue and the terrace of houses at Thirlmere Close. It is not within a Conservation Area

PLANNING HISTORY

There have been a number of historic planning applications on this site; the subject tree is T5 Oak which forms part of the city of Coventry (Hawthorn Lane No 1) Tree Preservation Order 1963 and the following is the most recent/relevant:

Application Number	Description of Development	Decision and Date
TP/2015/3562	Oak (T3615) - Crown reduction by 2m radius, crown lift to 4m.	PART APPROVED-(Crown Lift) /REFUSED-(Crown reduction).

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF published in March 2012 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

At the time of writing the report, no comments have been received.

Immediate neighbours and local councillors have been notified and a site notice was posted on 2-7-18.

Any comments received will be reported within late representations.

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 the neighbouring amenity.

Principle of development

The proposed pruning works are in accordance with BS 3998:2010 Recommendations for Tree work. It is recommended that prior to carrying out any pruning works, the tree surgeon should carry out a survey to make sure that no birds or bats are nesting within the tree.

Impact on visual amenity

The crown of this mature English Oak is asymmetric in form which is not out of character for this species. The tree is an attractive feature within the landscape and helps to visually soften the hard build lines of the dwellings. The tree also acts as a remnant from the historic landscape and provides forage and shelter for local wildlife.

Impact on residential amenity

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.

Conclusion

The proposed pruning is considered to be acceptable in principle and will not result in any significant impact upon the visual crown form of the tree, will improve the visual appearance of the tree and the amenities of neighbouring properties without affecting the condition of the tree therefore Planning Committee is 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 consent in accordance with Policy HE2 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.*

