



St Edmundsbury
BOROUGH COUNCIL

Development Control Committee

5 November 2015

Planning Application DC/15/1964/TCA

Forge Cottage, The Street, Horringer

Date	30 September	Expiry Date:	3 November 2015
Registered:	2015		
Case Officer:	Matthew Gee	Recommendation:	No objection be raised
Parish:	Horringer-cum-Ickworth	Ward:	Horringer And Whelnetham
Proposal:	Trees in a Conservation Area Notification - T1 - Apple Tree - Fell and replace		
Site:	Forge Cottage, The Street, Horringer, Bury St Edmunds, Suffolk, IP29 5RY		
Applicant:	Mrs Ann-Marie Howell		

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Email: Matthew.gee@westsuffolk.gov.uk

Telephone: 01638 719792

Background:

This notification is referred to the Committee because it has been submitted by a member of staff.

Proposal:

1. Permission is sought to fell 1.no. apple which is protected by virtue of it being located within a conservation area.

Application Supporting Material:

2. Information submitted with the notification as follows:
 - Application form
 - Site plan

Site Details:

3. The site is situated within the settlement boundary and conservation area for Horringer. The site comprises of a detached two storey cottage, with sizeable rear garden with a number of trees located within its boundary. The apple tree for which this application relates is located to the rear of the dwelling and is not visible from the public realm.

Planning History:

4. None relevant to the determination of this application.

Consultations:

5. Tree Officer: No objection

Representations:

6. Parish Council: No response received at the time of writing the report – to be updated verbally at the meeting

Policy: The following policies of the Joint Development Management Policies Document have been taken into account in the consideration of this application:

7. Joint Development Management Policies Document:
 - Policy DM13: Landscape Features

Other Planning Policy:

8. National Planning Policy Framework (2012)

Officer Comment:

9. In considering this notification the Council must decide whether to allow the works to proceed or to make a Tree Preservation Order (TPO) to protect the tree. The main consideration is whether the proposed works would, if undertaken, have a significant impact on the amenity and character of the conservation area.

10. The tree is located in the rear garden of the property and is not visible from a public realm and therefore the tree makes a very limited contribution to the character and setting of the conservation area. In addition the tree is considered in a poor condition by the applicant and at the end of its natural life.

Conclusion:

11. Due to its poor condition and its lack of amenity and contributory value the tree is considered to not warrant a TPO being made. As such no objections are raised to the proposed felling of the apple tree.

Recommendation:

No objection be raised.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online: <https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NVDQC3PD03E00>

Case Officer: Matthew Gee

Date: 20/10/2015