



*St Edmundsbury*  
BOROUGH COUNCIL

**DEV/SE/16/70**

# **Development Control Committee**

## **6 October, 2016**

### **Tree Preservation Order Application**

#### **DC/16/1276/TPO**

#### **71 Raynham Road, Bury St Edmunds**

**Date:** 16 June, 2016      **Expiry Date:** 11 August 2016  
**Registered:**

**Case Officer:** Jonny Rankin      **Recommendation:** Refuse Consent

**Parish:** BSE      **Ward:** Risbygate

**Proposal:** TPO 218 (1972) 45 - Tree Preservation Order - 1no. Sycamore (1 on plan, within area G5 on order) fell

**Site:** 71 Raynham Road, Bury St Edmunds, IP32 6ED

**Applicant:** Mr Palmer

#### **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: [jonny.rankin@westsuffolk.gov.uk](mailto:jonny.rankin@westsuffolk.gov.uk)

Telephone: 01284 757621

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**Background:**

**This application is referred to the Committee following consideration by the Delegation Panel.**

**A site visit will take place on Thursday 29 September, 2016.**

**Proposal:**

1. Consent is sought for the felling of 1no. Sycamore (1 on plan, within area G5 on order).

**Application Supporting Material:**

2. Information submitted with the application as follows:
  - Application Form
  - Tree Location Plan

**Site Details:**

3. The site is located to the rear of no. 71 Raynham Road, situated within the Housing Settlement Boundary. The tree under consideration is within area G5 of TPO 218 (1972) 45.

**Planning History:**

4. None.

**Consultations:**

5. Arboricultural Officer: This is a semi-mature specimen. While located in a back garden, its size and location makes it prominent in this urban landscape. It is visible from surrounding streets, private property and an adjacent school. As such it has a medium to high amenity value.
6. The reasons stated for the work are that the tree is too large for the location and shades the garden and property. While the tree is significant in size (being of a medium size for the species), and in relation to the size of the garden, shading is not severe. There is a good distance between the tree and property, and given the height of the lowest crown branches and the trees' aspect, good levels of both direct and diffuse light reach the garden. Due to the aspect, shading is also restricted to the tracking of the sun from east to west, and as such shading is not significant to outweigh the amenity value of the tree.
7. As discussed with the applicant, the tree has a co-dominant twin main stem with a tight main union and some included bark. However, at this time this is not a significant defect and the tree is viable to retain in the medium term. In any event the condition of the tree was not cited as a

reason for the work in this application.

8. The tree could tolerate a minor crown raise which may allow some extra light into the garden, and removal of one crossing branch but this amendment has not been sought by the applicant.
9. Suggested amendments to the proposal to make it acceptable: Crown raise to 7 metres above ground level. Remove highest crossing branch to north (there is one fused branch in the lower crown, but this appears to be fused and relatively stable, but a second smaller crossing branch is located at approximately 8 or 9 metres above ground level).

**Representations:**

10. Town Council: no objection based on information received.

**Officer Comment:**

11. The applicant was not amenable to the Arboricultural Officer suggested proposal amendments, as such the agent confirmed via email on 10 August 2016 that they wish for the application to go before Delegation Panel for determination as it is.

**Conclusion:**

12. In conclusion, the detail received in support of the works is considered to be unacceptable and cannot be supported.

**Recommendation:**

It is **RECOMMENDED** that consent be **Refused** for the following reason:

1. **The sycamore is a semi-mature specimen of medium to high amenity value, which is prominent in the urban landscape and visible from surrounding streets, private property and adjacent school. While the tree is significant in size (being of a medium size for the species), in relation to the size of the garden, shading is not severe. There is a good distance between the tree and property, and given the height of the lowest crown branches and the trees aspect, good levels of both direct and diffuse light reach the garden. Due to the aspect, shading is also restricted to the tracking of the sun from east to west, and as such any shading is not considered significant enough to outweigh the amenity value of the tree.**

**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=documents&keyVal=O8TK0CPDHP000>

Case Officer: Jonny Rankin

Date: 19 September, 2016