



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/18/032

Development Control Committee 6 September 2018

Planning Application DC/18/0841/TPO – 18 Orchard Way, Horringer

Date Registered:	15.05.2018	Expiry Date:	10.07.2018
		Ext of Time:	03.08.2018
Case Officer:	Karen Littlechild	Recommendation:	Approve
Parish:	Horringer Cum Ickworth	Ward:	Horringer And Whelnetham
Proposal:	TPO033(1976) - Tree Preservation Order - 2no. Sycamore (T1 and T2 on plan and within area A1 on order) - fell		
Site:	18 Orchard Way, Horringer		
Applicant:	Mrs Verrechia		

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:

Karen Littlechild

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Background:

This application is referred to the Development Control Committee in the interests of transparency as the applicant is a contracted member of staff employed by the determining authority.

Proposal:

1. Consent is sought to fell 2no. Sycamore trees.

Application Supporting Material:

2. Information submitted with application as follows:
 - Application form
 - Location plan

Site Details:

3. The trees are located within the front garden of 18 Orchard Way and are protected by an area tree preservation order TPO 033 (1976).

4. Planning History:

Reference	Proposal	Status	Decision Date
SE/13/0756/TPO	TPO33(1976)15 - Tree Preservation Order Application (i) Fell 2 sycamore trees (T5 +T6 on plan) and (ii) Crown lift 4 sycamore trees to 7.3 metres to clear street lights (T1-T4)	Works to TPO Approved	09.08.2013
DC/14/0291/TPO	TPO33(1976) - Tree Preservation Order Application - Fell two Field Maple trees (T2 and T3 on plan, Area A1 of TPO)	Application Refused	14.04.2014
SE/05/02192	TPO33(1976)10 - Tree Preservation Order Application (i) Fell three Sycamore trees (1, 7 & 8), (ii) 30% reduction to four Sycamore trees (2, 3, 4 & 6) and (iii) reduce east fork by 50% and west fork by 30% to one Sycamore tree (5) - all trees within area A1 on Order	Application Granted	03.10.2005

Consultations:

5. Arboricultural Officer: No objection, subject to replacement trees.

Representations:

6. Parish – No comments received

7. 19 Orchard Way: Objects to the trees being removed for reasons the cited on the application form. The trees are not intrusive and if removed would materially and detrimentally effect the view from my garden.

8. 17 Orchard Way: Supports the application

- The trees are a great nuisance and thousands of winged seed fly everywhere.
- The trees are much higher than the house and look very dangerous.
- Block the sun from my garden.
- Concerns regarding what damage the roots are doing to the drains.

Officer Comment:

9. Both trees in this application are located prominently in the front garden of the property and adjacent to the road. As such they have high amenity value, and given their size and stature, also significantly contribute to the verdant character of the wider area.

10. The reasons stated for the proposal are various, but focus on what would be considered relatively minor seasonal nuisance.

11. The trees are two multi stem specimens that are evident historic field boundary trees, likely previously coppiced. There are tight unions with included bark and a degree of slenderness to the stems. While these are not significant factors in the short term, the trees are unlikely to be long term trees.

12. In addition, a cavity is forming at the base of one stem, extending below ground to at least 300mm when probed, from the previous removal of a stem. The remaining stem has responded with reaction growth and root development, and while not likely to be significant in the short term, is certainly a factor that means the tree is unlikely to be retained in the long term. Removal of this one stem would leave the remaining group at high risk of failure, as all stems in this group must be considered together.

13. As such, removal of both trees would be justified in conjunction with two field maple replacements as this would secure a more sustainable long term tree cover and amenity. Whilst these trees have high amenity value, their felling is considered acceptable due to their condition and subject to replacement trees being planted.

Conclusion:

14. In conclusion, it is considered that the proposed works are acceptable and in line with good arboricultural practice, subject to the provision of two replacement trees.

Recommendation:

15. It is recommended that consent be **APPROVED** subject to the following conditions:

1 The authorised works shall be carried out to the latest arboricultural standards (ref BS 3998:2010 Tree Works: recommendations)

Reason: To ensure the works are carried out in a satisfactory manner.

2 The works which are the subject of this consent shall be carried out within two years of the date of the decision notice.

Reason: To enable the Local Planning Authority to review the situation in the event that the authorised works are not carried out within a reasonable period of time.

3. The 2no. Sycamore trees, the removal of which is authorised by this consent, shall be replaced by 2 x heavy standard Acer campestre, planted within the front strip of the property adjoining the road, and within 4 metres of the road, within 6 months of the date on which felling is commenced or during the same planting season within which that felling takes place (whichever shall be the sooner) and the Local Planning Authority shall be advised in writing that the replanting has been carried out. If any replacement tree is removed, becomes severely damaged or becomes seriously diseased it shall be replaced with a tree of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the amenity of the area following the removal of the tree.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/18/0841/TPO](#)

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P83TWRPDFZX00>