



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/15/57

Development Control Committee

1 October 2015

Tree Preservation Order Application

DC/15/1696/TPO

139 King's Road, Bury St Edmunds

Date: 20 August 2015 **Expiry Date:** 15 October 2015
Registered:

Case Officer: Aaron Sands **Recommendation:** Grant

Parish: Bury St Edmunds Town **Ward:** Abbeygate

Proposal: TPO388(2004)2 - Tree Preservation Order Application - 1no Sycamore (T738 on Plan, T3 on Order) - Reduce lateral spread up to 4 metres to south

Site: 139 King's Road, Bury St Edmunds IP33 3DJ

Applicant: St Edmundsbury Borough Council

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: aaron.sands@westsuffolk.gov.uk

Telephone: 01284 757355

Background:

This application is referred to the Committee because the application is made on behalf of the Local Authority.

Proposal:

1. Consent is sought for the reduction of the lateral spread of a Sycamore tree by up to 4 metres.

Application Supporting Material:

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

Site Details:

3. The site is situated with the Housing Settlement Boundary adjacent to a number of flats and the cinema site along Parkway. The tree is a well developed specimen that has been previously been reduced away from the nearby restaurant.

Planning History:

4. SE/09/1347 - TPO388(2004)1 - Tree Preservation Order Application - (i) Crown lift to 5.5 metres, clear buildings by 3 metres, tidy old pruning wounds and reduce branches overhanging gardens by 50% to one Sycamore tree (marked 738 on plan, T3 on Order); (ii) Crown lift to 4 metres to six Italian Alder trees (marked 1371-1376 on plan, within group G1 on Order) and (iii) Crown lift to 4 metres to three Italian Alder trees (marked 736, 1369, 1370 on plan, within group G2 on Order). Granted 11 December 2009

Consultations:

5. Tree Officer: the crown appears fairly symmetrical and the branches have been pruned back on the south side in the past. Consider refusal unless the applicant can prove that only minor pruning back will be undertaken.

Representations:

6. Town Council: No comments received
7. No additional representations

Officer Comment:

8. The proposed works at first appear to be severe and the tree officer has raised concerns that a reduction of this nature could be visually harmful. However, the applicant has indicated that the proposal is limited to only four of the overextended lateral branches and that the reduction may be by up to 4 metres depending on suitable pruning points.
9. The works are necessary to reduce end weight of these over extended lateral limbs and reduce risk of failure where the branches extend towards adjacent properties to the south. No works are planned for the upper canopy and the height of the tree will not be affected.
10. The specification 'up to 4 meters' which appears to be severe has been included to ensure that the reduction is to a suitable pruning point which in sycamore trees is essential to limit the likelihood of profuse growth following pruning, which can happen particularly if there are extensive works undertaken to this species.
11. Noting that any works must be done in line with appropriate arboricultural standards it is not considered that a reduction of this nature would have a long term detrimental effect on the tree and the immediate impact of the works must be balanced against the benefits which in this case will be to reduce the risk of branch failure and consequent damage to adjacent property.
12. With this balance concluded it is considered that the benefit of approval in the longer term, plus the subsequent reduced risk from branch failure, outweigh any short term harm that might arise.

Conclusion:

13. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

It is **RECOMMENDED** that **Approval** be granted subject to the following conditions:

1. Time Limit
2. Arboricultural Standards

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=NTDUE0PDJZJ00>

Case Officer: Aaron Sands

Date: 15/09/2015