



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/15/61

Development Control Committee

1 October 2015

Tree Preservation Order Application

DC/15/1688/TPO

1 Bullen Close, Bury St Edmunds

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

Registered:

Case Officer: Kerri Cooper **Recommendation:** Approve

Officer:

Parish: Bury Town **Ward:** Abbeygate

Proposal: TPO106(1986)10 - Tree Preservation Order Application - (i) 1no Oak (565 on plan) Reduce lateral spread up to 2 metres over car park - (ii) 1no Oak (566 on plan) Reduce lateral spread up to 3 metres over garage (iii) 1no Beech reduce height up to 4metres and reduce lateral branches up to 2 metres and fell 5 small Yew and Holly trees around base (all within Group G1 of Order)

Site: 1 Bullen Close, Bury St Edmunds IP33 3JP

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: kerri.cooper@westsuffolk.gov.uk

Telephone: 01284 757341

Background:

This application is referred to the Committee as the Local Authority is the applicant.

Proposal:

1. This application is to:
 - reduce the lateral spread by up to 2 metres over the car park to 1no. Oak Tree (565 on plan),
 - reduce the lateral spread by up to 3 metres over the garage to 1no. Oak Tree (566 on plan),
 - reduce the height by up to 4 metres and reduce the lateral branches by up to 2 metres to 1no. Beech Tree and;
 - fell 5 small Yew and Holly Trees around the base (all within Group G1 of Order).

Application Supporting Material:

2. Information submitted with the application as follows:
 - Application Form, Schedule of Tree Works and Tree Survey Plan received 20 August 2015.

Site Details:

3. The site is situated within the Housing Settlement Boundary and comprises an attractive array of trees along Bullen Close and the surrounding open space. The trees are well developed and form an attractive and important feature of the area.

Planning History:

4. None relevant.

Consultations:

5. Tree Officer: The two oak trees are hybrid turkey. Pruning to balance their shape is acceptable. The Tree Officer questioned the need for the further proposed works to the beech tree and the need to fell the yew and holly tree around the base which he suggested could be replacement trees if the beech further declines.

Representations:

6. Town Council: No comments received at the time of writing the report.

A verbal update will be given at Development Control Committee on 1 October 2015.

7. Neighbours: No representations received at the time of writing the report.

A verbal update will be given at Development Control Committee on 1 October 2015.

Note – the deadline for consultation responses to be received is 23 September 2015, after the close for the deadline of this report.

Officer Comment:

8. The application site forms an attractive tree belt to the north of properties on Bullen Close.
9. The two oak trees (T565 and T566) are hybrid turkey. Pruning to balance their shape is acceptable and will ensure that the trees do not cause a nuisance to the adjacent properties.
10. The mature beech tree has been crown reduced in the past and whilst it shows healthy rigour (as noted by the tree officer on site) the Arboricultural Officer has pointed out that the tree is showing tip sparseness which is typical of beech in decline.
11. Clarification on the need for the work to the beech tree and the removal of the yew and holly trees was sought from the applicant who confirmed that the beech tree has had numerous branch failures which has resulted in wounds which are forming cavities. There is concern that decay from these wounds is spreading, also typical for the species, and that the cavities themselves are also structurally weak. Given the proximity of adjacent residential property, safety is a high priority. Given the condition of the tree, managing the decline is the objective.
12. The applicant also confirmed that an aerial inspection is to be carried out prior to the works to assess the cavities. It may transpire that such a severe reduction is not required at this time, but given the condition of the tree reduction up to that specified in the application is likely to be necessary.
13. The yew and holly trees, while they would make good replacements, are competing with the beech. Their loss is regrettable but there are other Yews in the compartment which are equally suitable for long term replacements. In addition if in the future the beech tree has to be removed a suitable replacement tree could be conditioned.
14. On balance, taking into consideration the reasons given for the work, it is considered the reduction to the Oak Trees and Beech Trees and felling of the Yew and Holly Trees are reasonable.

Conclusion:

15. In conclusion, the proposal is considered to be acceptable tree maintenance and works which may be beneficial to the long term safe retention of the trees and the amenity of the tree belt.

Recommendation:

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

1. Standard 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=documents&keyVal=NTDOTSPDJZ500>

Case Officer: Kerri Cooper

Date: 15.09.2015