

Delegated Report

Printed: 10 September 2014

Case Officer **Tamsin Dennis**

14/01309/TCA/


Date received **14 July 2014** Date valid **14 July 2014** Overall Expiry **25 August 2014** Ward **Lyveden** Parish **Lowick And Slipton**

Applicant **Mr J Moorbey**

Location **The Snooty Fox Main Street Lowick Northamptonshire NN14 3BH**

Proposal **T1. Raise crown by 1m**

1.	Summary of Recommendation		
1.1	That the notification is accepted in respect of the proposed works.		
2.	Location details		
2.1	Conservation Area:	Lowick	
	Right of way and public access:	Tree overhangs Main Street to the south west	
	Views from surrounding viewpoints:	Forms part of the mature planting to the front of the Snooty Fox and is highly visible from public viewpoints.	
	Additional location details:	T1 forms part of the neighbouring property (The Snooty Fox) to the north west of the applicant's property. Telephone cables running through the western side of the canopy.	
3.	Relevant Case History		
3.1	None applicable		
4.	Consultations and Representations		
4.1	Lowick Parish Council – No comments received / No objection		
5.	Health, form and condition. (noted from visual inspection only)		
5.1	Tree Ref: T1	Species:	Age class: M
	Basal condition:	Good, flared buttress rooting noted.	
	Trunk condition:	Good, signs of minor cavities emanating from past pruning wounds.	
	Bowl & central canopy condition:	Good throughout.	
	Outer canopy condition:	Dense growth on the lower northern western side of the tree's canopy, with minor deadwood noted throughout.	
6.	Habitat		
6.1	No habitats noted		
7.	Evaluation		
7.1	The applicants have submitted proposals to undertake works to T1 to alleviate shading to the windows at the front of their property, much of which they have outlined is caused by the canopy of T1.		

7.2	However, the stone wall between the applicant's front garden and the garden of the Snooty Fox and the neighbouring tree will also be causing much of the shading. The works proposed and discussed with the applicant will in part allow more direct light into the front of their property; however will not completely solve the shading problems they are experiencing.		
7.3	To address the shading issues further the applicant will need to liaise with the owners / tenants of the Snooty Fox in relation to the additional tree. Any works will need to be subject to a separate s211 notification.		
7.4	The works proposed will affect the shape of the tree in the short term, however this is not considered to be to the detriment of the tree or its construction to the street scene and surrounding Conservation Area, as such the works are considered to be reasonable.		
8.	Recommendation		
8.1	The notification is accepted in respect of the proposed works.		
9.	Conditions		
1.	The works hereby agreed to shall consist of the following: T1 - Raise crown by 1m. At The Snooty Fox, Main Street, Lowick		
10.	Informatives		
1.	The applicant is advised that the potential for habitat disturbance (especially protected species of birds and bats) should be investigated before the works are carried out. If bats are encountered during the works, stop immediately and contact either Natural England and / or your local Bat group		
2.	The consent of the owner of the tree is required prior to undertaking any works, as it forms part of third party land.		
Case Officer:	Tamsin Dennis	Delegated Officer:	
Date:	10.9.2014	Date:	10.9.14