

Delegated Report

Printed: 1 September 2014

Case Officer **Tamsin Dennis**

14/01400/TCA/

Date received **25 July 2014** Date valid **25 July 2014** Overall Expiry **5 September 2014** Ward **Lyveden** Parish **Twywell**


Applicant **Mr Adrian Oliver**

Agent **Mr James Rowlett**

Location Glebe House Lower Street Twywell Kettering Northamptonshire NN14 3AH

Proposal **T1 - Sycamore - Fell to ground level to address light issues in the neighbouring garden and prevent collapse of the canopy.**

1.	Summary of Recommendation	
1.1	That the notification is accepted in respect of the proposed works.	
2.	Location details	
2.1	Conservation Area:	Twywell
	Right of way and public access:	Private access track runs to the south of the group of trees T1 (Sycamore) forms part of.
	Views from surrounding viewpoints:	Visible from public viewpoints on "The Lawns" development to the south of the tree belt as part of the wooded backdrop to the properties.
	Additional location details:	Tree location is accurately shown on the submitted plan.
3.	Relevant Case History	
3.1	None applicable	
4.	Consultations and Representations	
4.1	Twywell Parish Council – Support the application.	
5.	Health, form and condition. (noted from visual inspection only)	
5.1	Tree Ref: T1	Species: Sycamore Age class: M
	Basal condition:	Appeared good, full inspection not possible due to Ivy cover
	Trunk condition:	Tight forks leading off the upper trunk with signs of high levels of included bark throughout unions. Water ingress noted
	Bowl & central canopy condition:	Good throughout.
	Outer canopy condition:	Good throughout.
6.	Habitat	
6.1	No habitats noted	
7.	Evaluation	
7.1	The works are proposed by the owners of the tree (Glebe House) to alleviate shading issues being experienced by the neighbouring property to the south (4 The Lawns) and to address the poor structural condition of the forking noted within the tree.	

7.2	While shading issues will still be present following the removal of T1 due to the remainder of the trees within the group, the tight forking noted within the upper trunk area of T1 does need to be addressed. This type of forking forms areas of structural weakness, unfortunately those which can not be easily addressed through remedial pruning. As such, the works are considered to be necessary to prevent structural failure.		
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 Sycamore. Fell. At Glebe House, Twywell.		
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		
Case Officer:	Tamsin Dennis	Delegated Officer:	
Date:	1.9.2014	Date:	1.9.14