

# Delegated Report

Printed: 5 November 2014

Case Officer **Tamsin Dennis**

**14/01647/TPO/**

Date received                      Date valid                      Overall Expiry                      Ward                      Parish  
**2 September 2014    2 September 2014    28 October 2014    Lower Nene    Polebrook**

Applicant    **Mr John Royles**

Agent        **Mr James Rowlett**

**Location**    Woodland House Main Street Polebrook Peterborough Northamptonshire  
 PE8 5LN

Proposal    **T1 Ash - Fell to ground level    T2 Red Oak - reduce by 20% height    T3  
 Ash - Fell to ground level**

<b>1.</b>	<b>Summary of Recommendation</b>		
1.1	That consent is GRANTED for the works as set out in section 8 of this report		
<b>2.</b>	<b>Location details</b>		
2.1	Tree Preservation Order Ref:	TPO 0085 – A4	
	Conservation Area:	Polebrook	
	Right of way and public access:	None	
	Views from surrounding viewpoints:	Trees form part of the grounds of Woodland House to the south and south east of the property. Views from public viewpoints to the north are limited due to mature tree cover.	
	Additional location details:	Tree location is accurately detailed within the application.	
<b>3.</b>	<b>Relevant Case History</b>		
3.1	The following tree works history applies		
3.2	08/02059/TPO – Various maintenance works to trees within the grounds.		
<b>4.</b>	<b>Consultations and Representations</b>		
4.1	Polebrook Parish Council - No comments received		
<b>5.</b>	<b>Health, form and condition.</b> (noted from visual inspection only)		
5.1	Tree Ref: T1	Species: Ash	Age class: Mature
	Basal condition:	Poor, signs of past damage and scaring with basal rot present.	
	Trunk condition:	Reasonable to poor throughout	
	Bowl & central canopy condition:	Loss of major branch to the south of the tree, remainder in a reasonable condition.	
	Outer canopy condition:	Significant deadwood throughout	
5.2	Tree Ref: T2	Species: Red Oak	Age class: Semi Mature
	Basal condition:	Good	
	Trunk condition:	Good	
	Bowl & central canopy condition:	Good	
	Outer canopy condition:	Good condition, however western side of canopy	

		overhanging conservatory to the west.	
5.3	Tree Ref: T3	Species: Ash	Age class: Mature
	Basal condition:	Good	
	Trunk condition:	Good	
	Bowl & central canopy condition:	Significant deadwood throughout	
	Outer canopy condition:	Signs of crown dieback throughout entirety with significant deadwood.	
<b>6.</b>	<b>Habitat</b>		
6.1	No habitats noted		
<b>7.</b>	<b>Evaluation</b>		
7.1	The works have been proposed for the following reason(s):		
	1. Due to the condition of the two Ash trees and to prevent overhanging of the conservatory.		
7.2	The condition of the two Ash trees does cause concern. Both trees are in a state of irreversible decline and unfortunately do need to be removed. The applicant has proposed to replace these two trees with two <i>Quercus ilex</i> to allow the tree stock within the grounds to be retained.		
7.3	The works to reduce the crown of T2 (Red Oak) will allow the tree to be retained in its current location, without causing damage to the nearby conservatory.		
7.4	Given the relatively screened nature of the grounds, the loss of the two Ash trees is unlikely to have a detrimental impact on the amenity value of the "area" TPO designation as a whole. The proposed replanting will continue the tree'd nature of the grounds and as such the works are considered to be reasonable.		
7.3	To ensure the pruning works are not to the detriment of the trees, it is proposed to attach a condition granted outlining that works should be carried out in accordance with the current British Standard for tree works and industry best practice.		
<b>8.</b>	<b>Recommendation</b>		
8.1	That consent is granted for proposed works subject to the following conditions:		
<b>9.</b>	<b>Conditions</b>		
1	The tree work hereby permitted shall be begun before the expiration of 2 years from the date of this permission. Reason: Statutory requirement under provision of Section 91 of the Town and Country Planning Act 1990. Reason: Statutory requirement under provision of Section 91 of the Town and Country Planning Act 1990		
2.	The tree work hereby permitted shall be carried out in accordance with best practice as set out in the current British Standard (BS3998: 2010, Recommendations for Tree Work) and the latest recommendations of the Arboricultural Advisory and Information Service. Reason: In the interest of the future well-being of the tree(s) on which work is being carried out.		
3.	The works hereby permitted are to consist of the following: T1 Ash - Fell to ground level T2 Red Oak - reduce by 20% height T3 Ash - Fell to ground level At Woodland House, Main Street, Polebrook, and as detailed in the submitted		

	application. Reason: To define the permission and in the interests of good arboricultural practice.		
4.	Following the completion of the felling of T1 and T3 (Ash), two <i>Quercus ilex</i> (10/12 stock size) shall be planted in the close proximity to the removed trees. The replanting shall be undertaken during the tree planting season (October-March) following completion of the tree felling work hereby permitted Reason: To ensure a sustainable tree stock is continued within the site.		
<b>10.</b>	<b>Informatives</b>		
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:	K Britton
Date:	5.11.14	Date:	5.11.14