

East Northamptonshire Council

s.211 Notification. Tree works in a Conservation Area Delegated Report

Notification details:

Notification	14/02265/TCA
Address	Mill Cottages, Oundle Road, Ashton
Proposal	T1 – T4 (Cedar, Ash, Yew and Sycamore) Fell to ground level
Location details	All trees form part of the gardens of 1 and 2 Mill Cottages. T1 (Cedar) form part of the rear garden of 1 Mill Cottage to the west of the house, with trees T2 - T4 forming part of the garden of 2 Mill Cottages to the West of the property.
Consultations	Ashton PC Response: No objection

Tree condition Assessment:

Ref	Species	Age	Basal condition	Trunk condition	Central canopy	Wider canopy	Habitat
T1	Cedar	Mature	Good	Minor bulge on lower W side.	Good. Signs of past branch loss and pruning	Good to reasonable. Signs of branch loss in upper NW canopy	Bird box present
T2	Yew	Semi Mature	Exposed surface rooting to SW	Twin stemmed from GL. Two remaining stems in good condition .	Suppression of laterals from T3 to the N	Good	None noted
T3	Sycamore	Semi Mature	Good	Poor. Vertical wound on E side to 1.8m. Lean to the E	Tight fork at 2.3m with included bark	Poor	None
T4	Ash	Mature	Reasonable	Complete structural failure at 2m.	Regrowth present from fracture point	Not present	None

Evaluation:

The key issues for consideration in the determination of this notification are:

1. Impact on the visual amenity, character and appearance of the Conservation area.

The applicants have proposed the works due to their concerns regarding the close proximity of the trees to Mill Cottages, and the possibility that this could lead to structural damage, presumably water extraction through root action, of the properties. No details to suggest that structural damage has occurred have been submitted as part of this notification.

Trees T3 and T4 (Sycamore and Ash) were noted to be in a poor condition in their own right and are not considered to be appropriate for long term retention. However, trees T1 and T2 (Cedar and Yew) are both mature, and are considered to have a high level of public visual amenity value, contributing to the setting of both properties and the surrounding conservation area.

T1 is a mature Cedar set to the West of the garden of 1 Mill Cottages. The tree is a significant feature of the property and is highly visible when viewing the properties. While some distortion of the surrounding paving was noted, there were no visible signs of further building damage. As such, the removal of this feature tree on the basis of possible damage is not considered to be appropriate.

T2 (Yew) is showing signs of some crown suppression from T3 to the immediate North. However, the removal of T3 would enable appropriate reshaping work to be undertaken, allowing the tree to be appropriately retained. Again no indication of structural damage to the property is present and the tree has the potential to be highly visible.

The removal of trees T1 and T2 is considered to be to the detriment of the setting of Mill Cottages and the character of the immediate surrounding conservation area. Furthermore their removal is not considered to have been fully justified. As such, it is recommended that the s.211 notification is not accepted by the Council and a Tree Preservation Order is served in respect of trees T1 and T2.

Recommendation: Decline 2.11 Notification and serve Tree Preservation Order

Conditions/reasons: Trees T1 and T2 are considered to have a high level of public visual amenity and their loss would be to the detriment of the surrounding conservation area.

Informative: None

Case officer:

Tamsin Dennis
7.1.2014

Deleg officer:

K Britton
07.01.15

Key:

N- North. S - South. E - East. W - West. GL - Ground Level. DW - Deadwood.